

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2007 Assessment Roll

**Area Name / Number:** Kirkland/ 74

**Previous Physical Inspection:** 2001

**Improved Sales:**

Number of Sales: 994

Range of Sale Dates: 1/2004 - 12/2006

**Sales – Improved Valuation Change Summary**

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2006 Value</b>	\$355,700	\$283,400	\$639,100	\$722,100	88.5%	18.68%
<b>2007 Value</b>	\$426,500	\$278,400	\$704,900	\$722,100	97.6%	18.26%
<b>Change</b>	+\$70,800	-\$5,000	+\$65,800		+9.1%	-0.42%
<b>% Change</b>	+19.9%	-1.8%	+10.3%		+10.3%	-2.25%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.42% and -2.25% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2006 Value</b>	\$386,100	\$229,800	\$615,900
<b>2007 Value</b>	\$463,000	\$219,300	\$682,300
<b>Percent Change</b>	+19.9%	-4.6%	+10.8%

Number of one to three unit residences in the Population: 4868

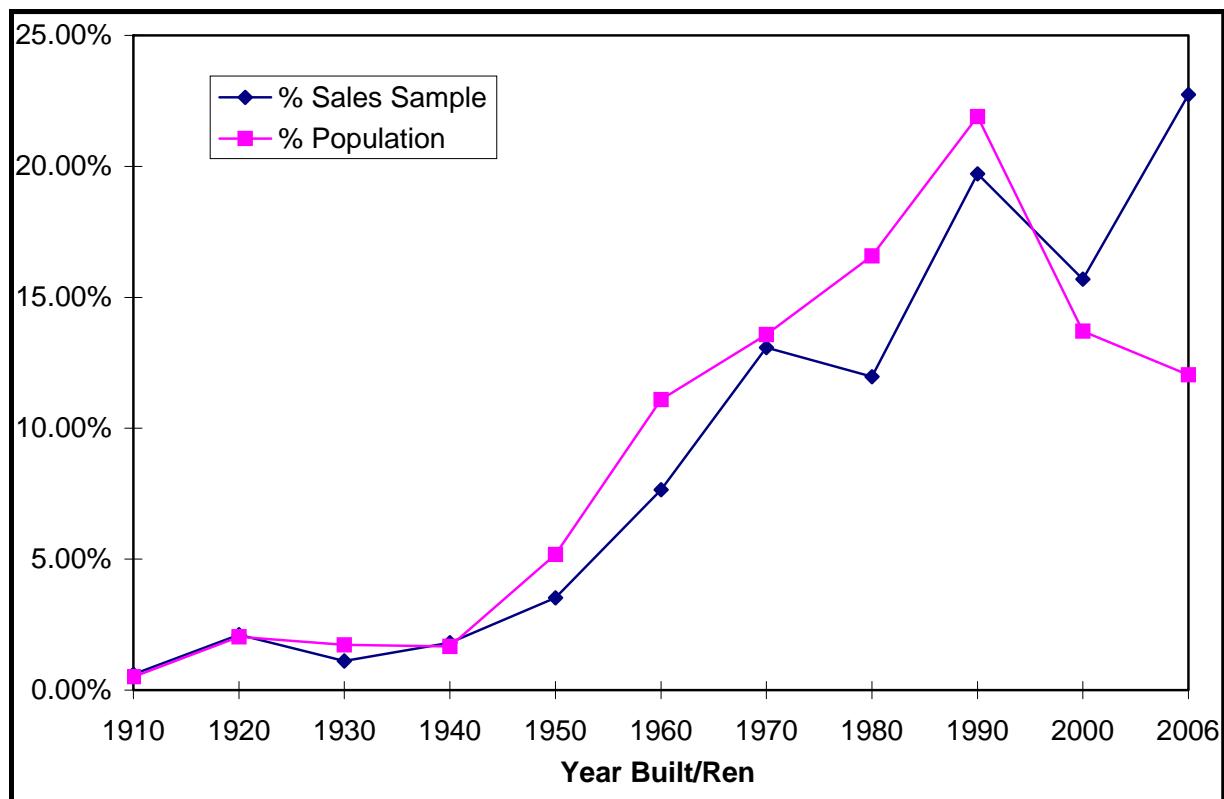
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Improvements built after 2004 and prior to 1970 had lower average ratios (assessed value/sales price) than the population and would receive a larger upward adjustment than the population.

The formula adjusts for these differences thus improving equalization. This area is scheduled for physical inspection for Assessment Year 2008.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

### **Sales Sample Representation of Population - Year Built / Renovated**

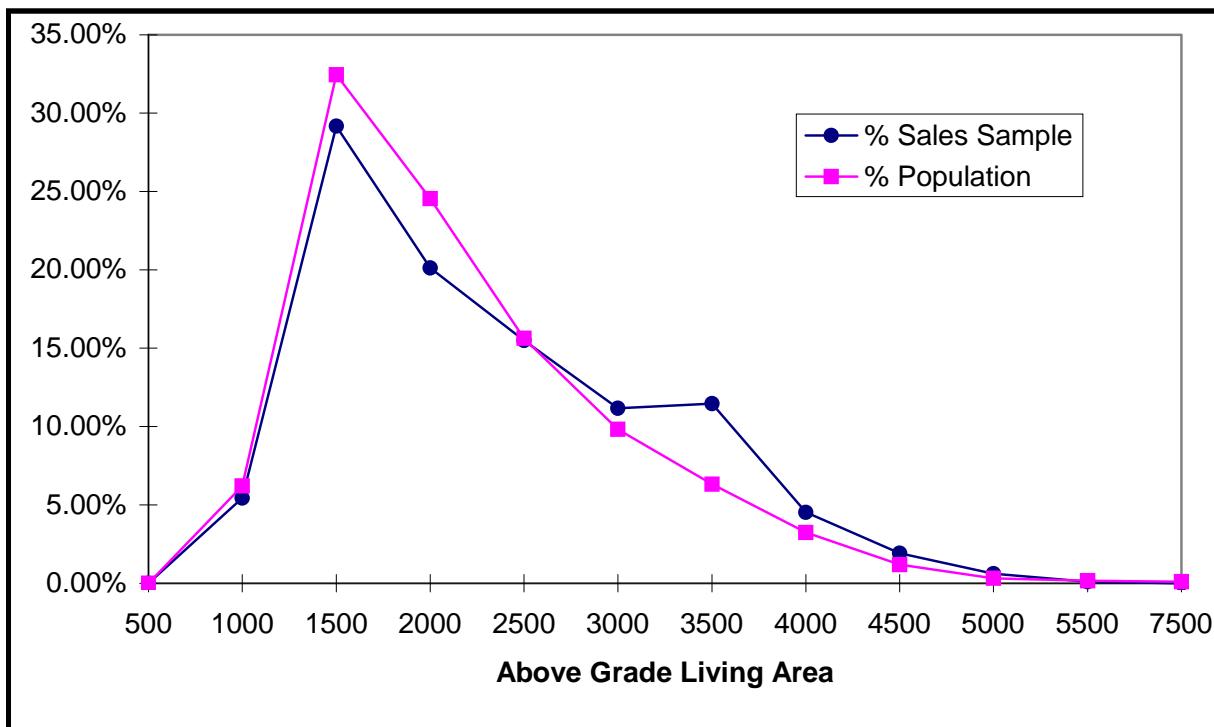
<b>Sales Sample</b>			<b>Population</b>		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	6	0.60%	1910	25	0.51%
1920	21	2.11%	1920	99	2.03%
1930	11	1.11%	1930	84	1.73%
1940	18	1.81%	1940	81	1.66%
1950	35	3.52%	1950	252	5.18%
1960	76	7.65%	1960	540	11.09%
1970	130	13.08%	1970	661	13.58%
1980	119	11.97%	1980	807	16.58%
1990	196	19.72%	1990	1066	21.90%
2000	156	15.69%	2000	667	13.70%
2006	226	22.74%	2006	586	12.04%
	994			4868	



Sales of new homes built in the last six years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

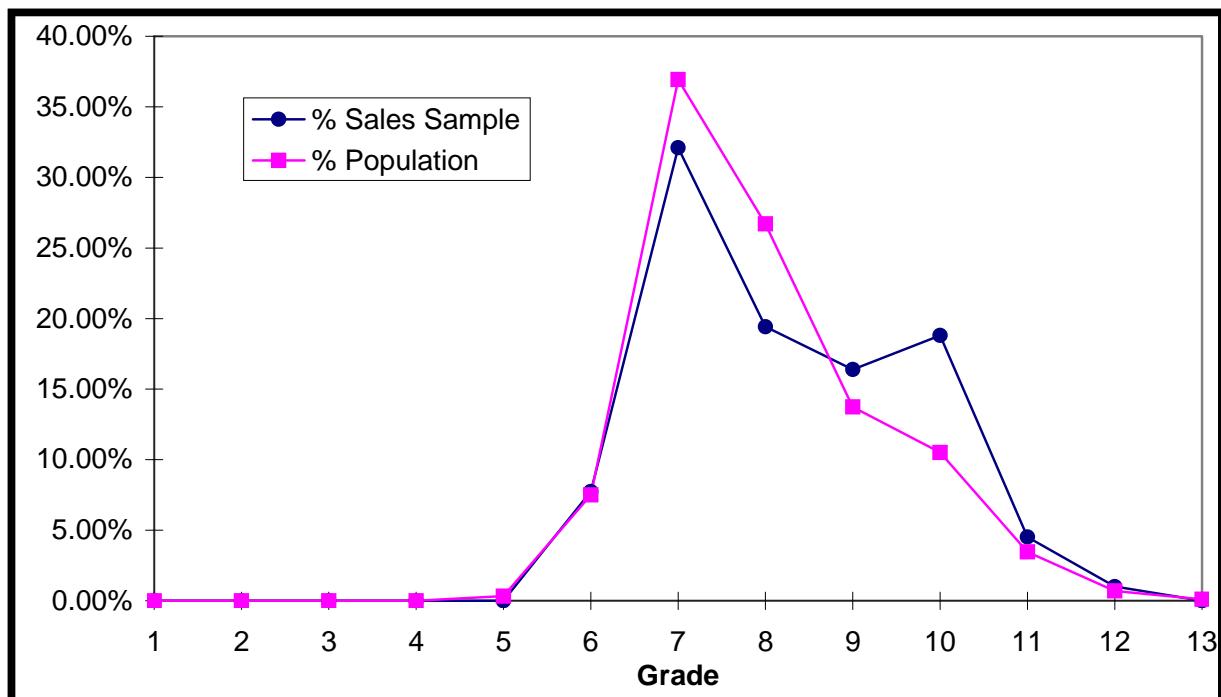
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	0	0.00%
1000	54	5.43%	1000	302	6.20%
1500	290	29.18%	1500	1580	32.46%
2000	200	20.12%	2000	1195	24.55%
2500	154	15.49%	2500	761	15.63%
3000	111	11.17%	3000	478	9.82%
3500	114	11.47%	3500	308	6.33%
4000	45	4.53%	4000	158	3.25%
4500	19	1.91%	4500	58	1.19%
5000	6	0.60%	5000	15	0.31%
5500	1	0.10%	5500	8	0.16%
7500	0	0.00%	7500	5	0.10%
	994			4868	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

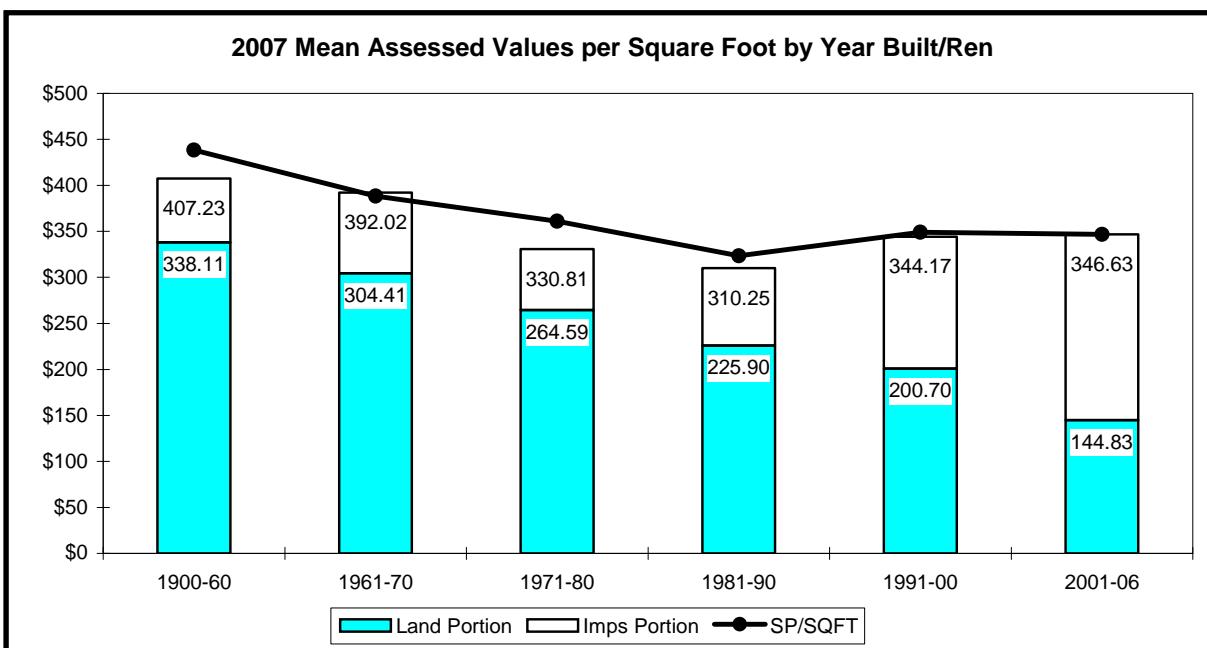
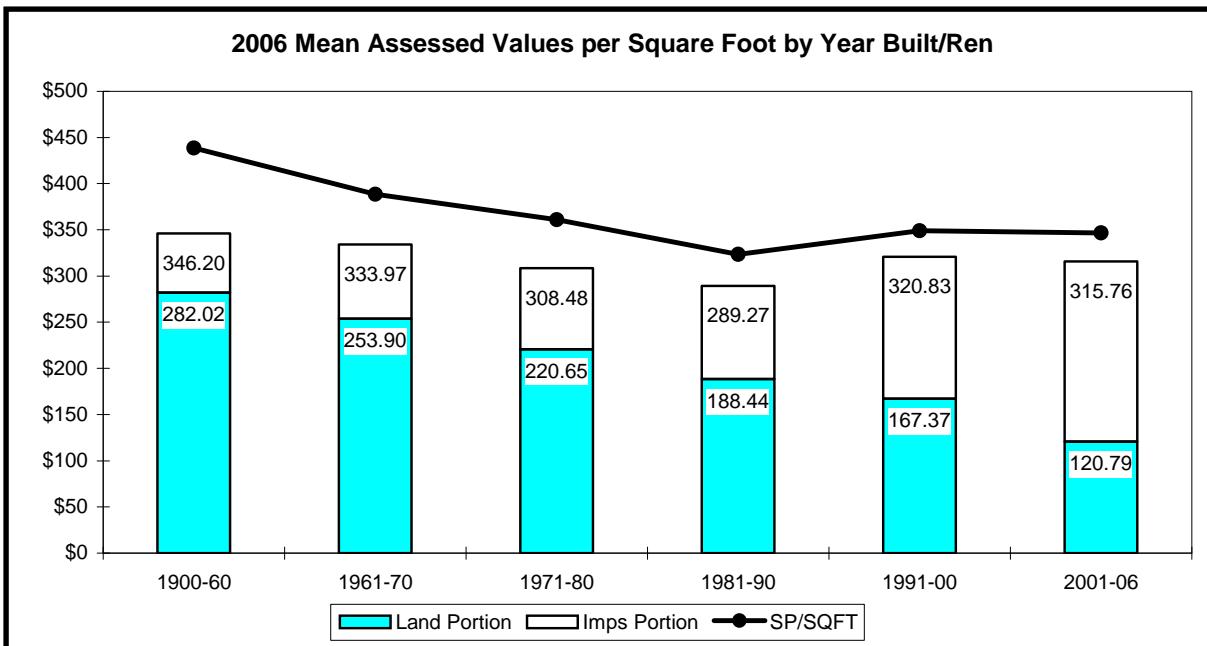
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	0	0.00%	5	16	0.33%
6	77	7.75%	6	365	7.50%
7	319	32.09%	7	1798	36.94%
8	193	19.42%	8	1300	26.71%
9	163	16.40%	9	669	13.74%
10	187	18.81%	10	512	10.52%
11	45	4.53%	11	169	3.47%
12	10	1.01%	12	34	0.70%
13	0	0.00%	13	5	0.10%
	994			4868	



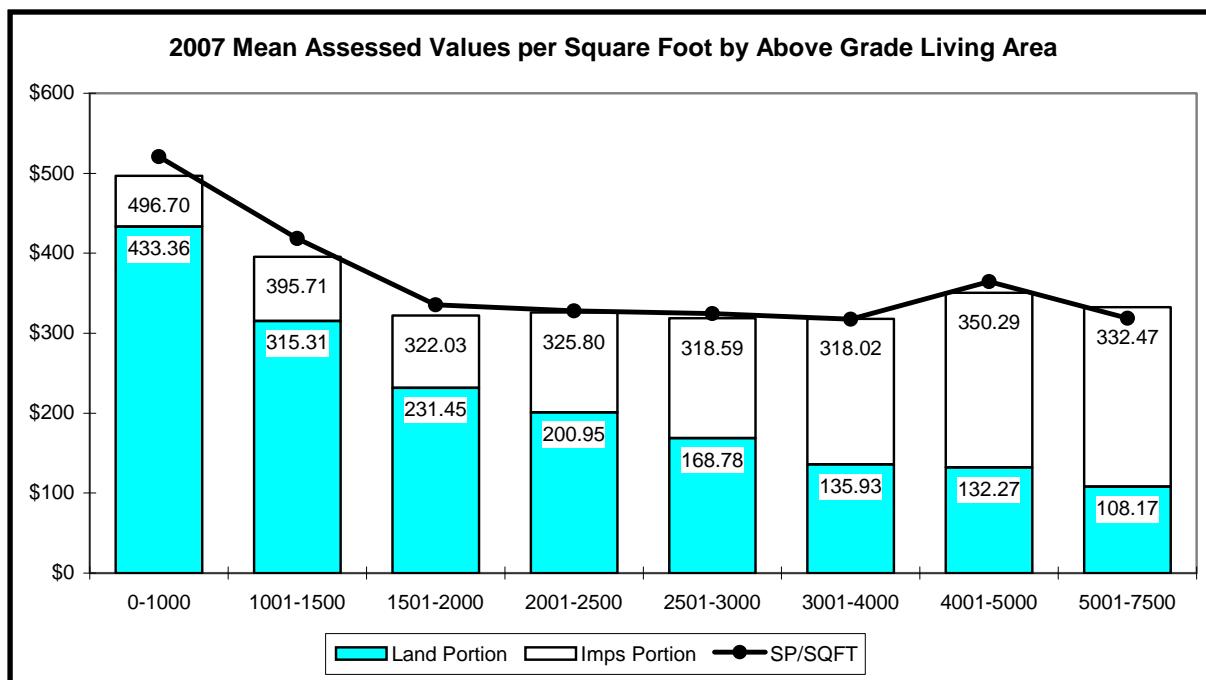
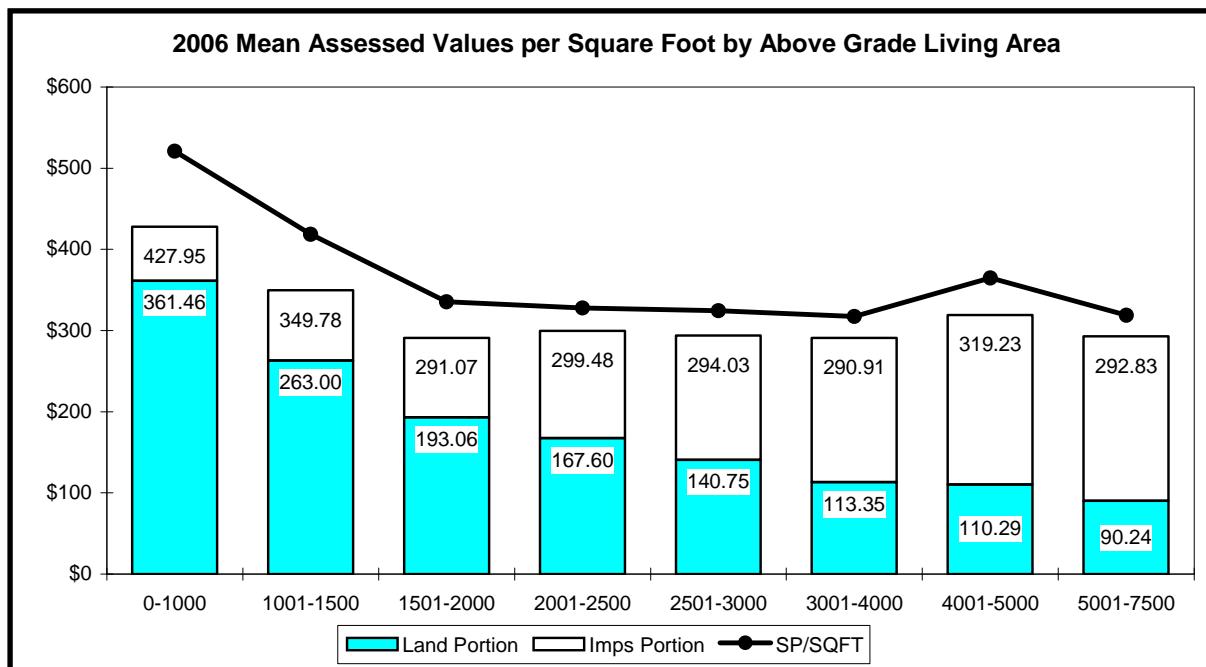
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2006 and 2007 Per Square Foot Values  
By Year Built / Renovated**



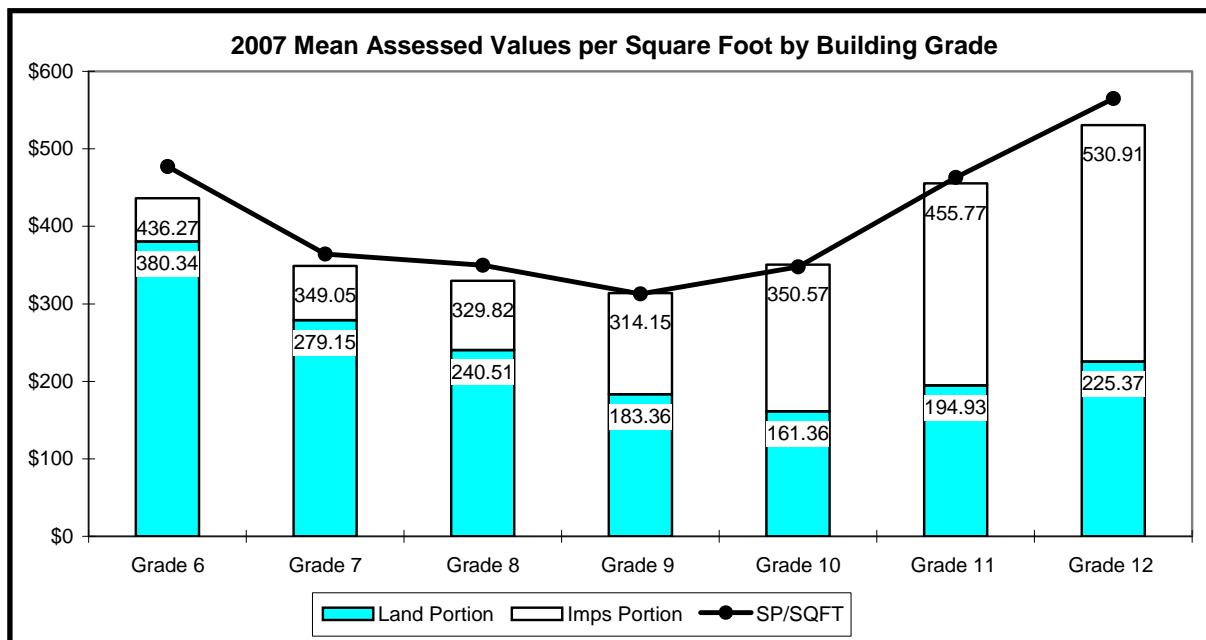
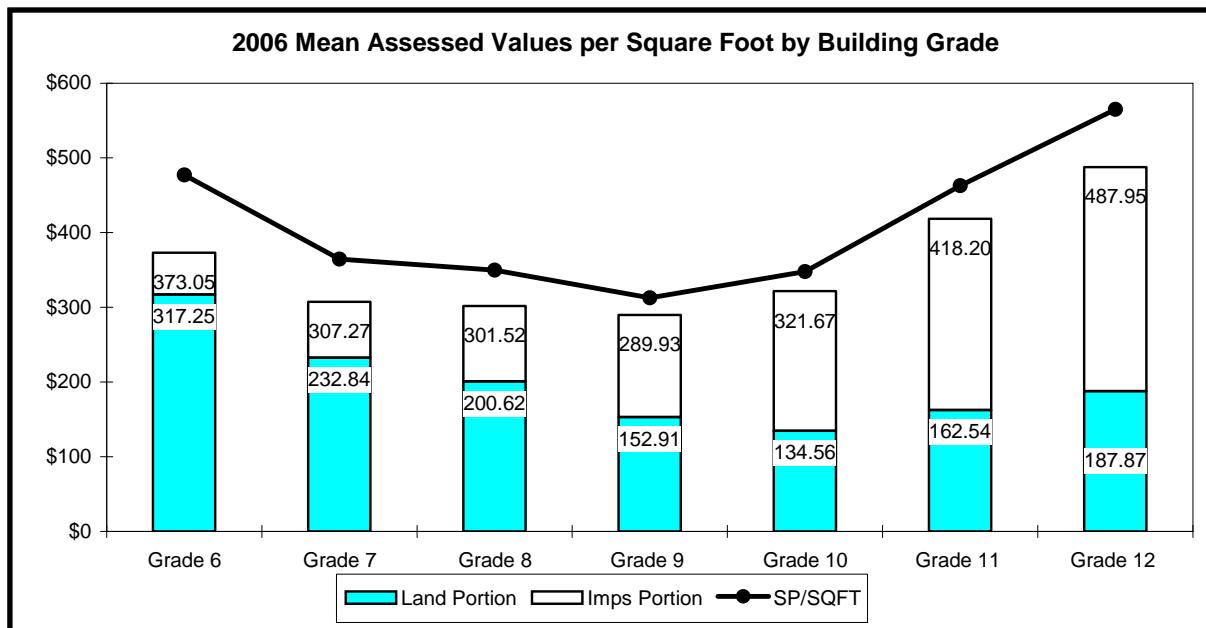
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2006 and 2007 Per Square Foot Values  
By Above Grade Living Area**



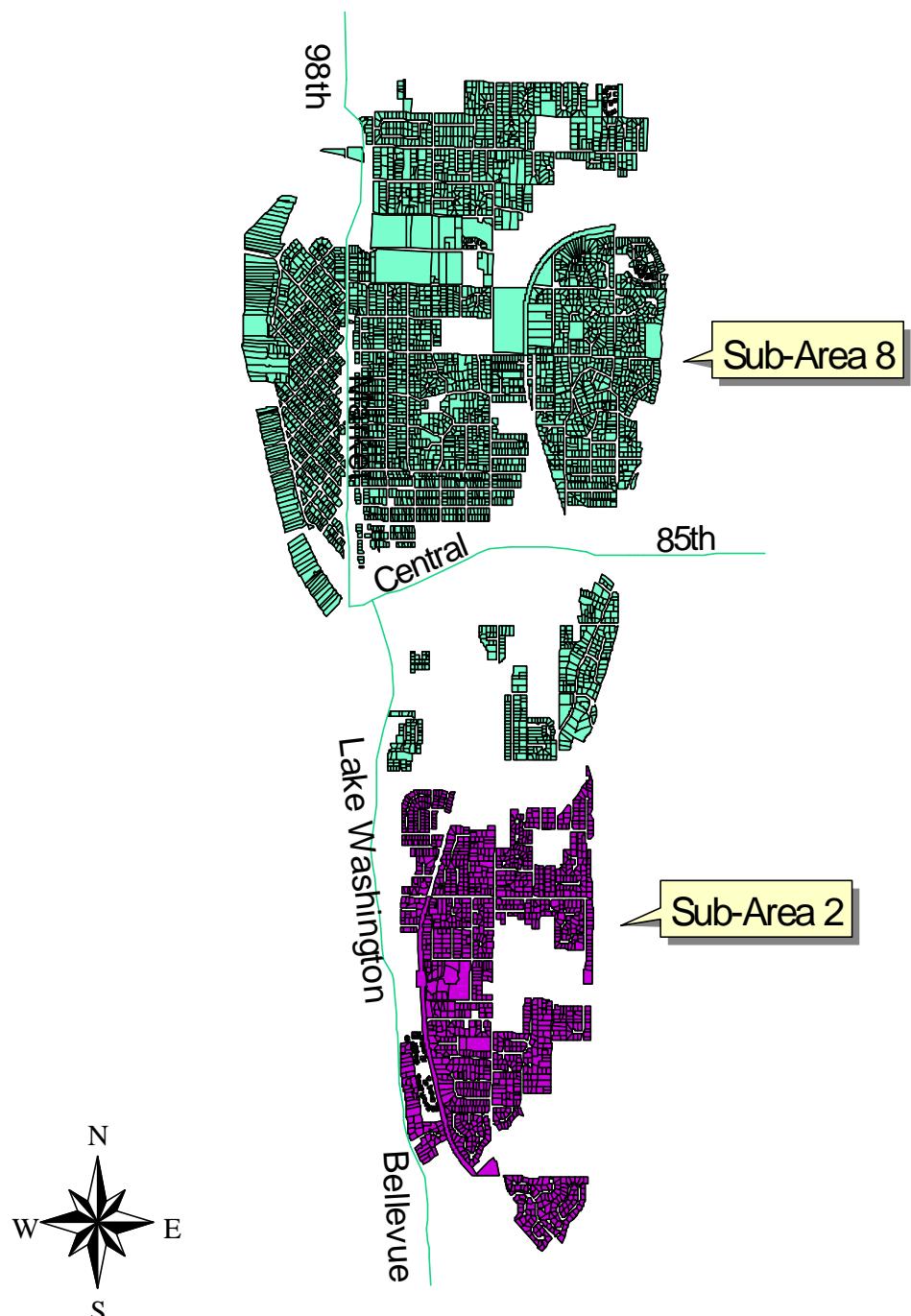
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2006 and 2007 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

# Area 74



## **Annual Update Process**

### ***Data Utilized***

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

### ***Land update***

Based on the 130 usable land sales available in the area, and their 2006 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 20% increase in land assessments in the area for the 2007 Assessment Year. The formula is:

2007 Land Value = 2006 Land Value x 1.20, with the result rounded down to the next \$1,000.

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 994 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved Parcel Update (continued)***

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Improvements built after 2004 and prior to 1970 had lower average ratios (assessed value/sales price) than the population and would receive a larger upward adjustment than the population. This area is scheduled for physical inspection for Assessment Year 2008.

The derived adjustment formula is:

2007 Total Value = 2006 Total Value / .9315866-.0508316 (If Year Built or Renovated >2004)-.08230411(If Year Built or Renovated < 1970).

The resulting total value is rounded down to the next \$1,000, *then*:

2007 Improvements Value = 2007 Total Value minus 2007 Land Value

An explanatory adjustment table is included in this report.

Other: \*If multiple houses exist on a parcel, gets EMV for imp #1.

- \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- \*If “accessory improvements only”, (2007 Land Value + Previous Improvement Value).
- \*If vacant parcels (no improvement value) only the land adjustment applies.
- \*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
- \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
- \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
- \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
- \*Residential properties located on commercially zoned land with assessed values of \$1,000,000 or less will be valued using the overall basic adjustment indicated by the sales sample.

### ***Mobile Home Update***

There were no mobile home sales for a separate analysis. Mobile home parcels will be valued using 2007 Land Value + Previous Improvement Value. The resulting total value is calculated as follows:

2007 Total Value = 2007 Land Value + Previous Improvement Value, with results rounded down to the next \$1,000

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 74 Annual Update Model Adjustments

**2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

7.34%

#### OldYrBltRen<1970

Yes

% Adjustment

10.40%

#### NewYrBltRen>2004

Yes

% Adjustment

6.20%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, an improvement built before 1970 would *approximately* receive a 17.74% upward adjustment (7.34% + 10.40%). 35% or 1728 parcels of the improved population would receive this adjustment.

An improvement built after 2004 would approximately receive a 13.54% upward adjustment (7.34% + 6.20%).

5% or 263 parcels of the population would receive this adjustment.

59% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

## Area 74 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.976.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
6	77	0.781	0.912	16.8%	0.866	0.958
7	319	0.842	0.956	13.5%	0.934	0.978
8	193	0.869	0.949	9.2%	0.923	0.975
9	163	0.931	1.008	8.3%	0.984	1.032
10	187	0.922	1.006	9.1%	0.983	1.030
11	45	0.901	0.983	9.1%	0.938	1.027
12	10	0.845	0.918	8.6%	0.804	1.031
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<1971	297	0.819	0.962	17.5%	0.939	0.985
1971-1980	119	0.866	0.929	7.2%	0.891	0.966
1981-1990	196	0.900	0.966	7.3%	0.942	0.990
1991-2000	156	0.917	0.984	7.3%	0.956	1.012
>2000	226	0.910	1.000	9.9%	0.980	1.020
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Average	662	0.897	0.979	9.1%	0.966	0.993
Good	260	0.858	0.970	13.1%	0.946	0.994
Very Good	72	0.835	0.962	15.2%	0.915	1.009
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	458	0.850	0.954	12.2%	0.936	0.972
1.5	48	0.873	0.997	14.1%	0.939	1.054
2	488	0.909	0.990	8.9%	0.975	1.004
Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<1501	344	0.835	0.948	13.5%	0.927	0.969
1501-2000	200	0.870	0.962	10.5%	0.936	0.988
2001-2500	154	0.915	0.995	8.8%	0.966	1.024
2501-3000	111	0.907	0.983	8.4%	0.951	1.014
3001-4000	159	0.917	1.002	9.3%	0.979	1.026
>4000	26	0.875	0.961	9.9%	0.904	1.019

## Area 74 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.976.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

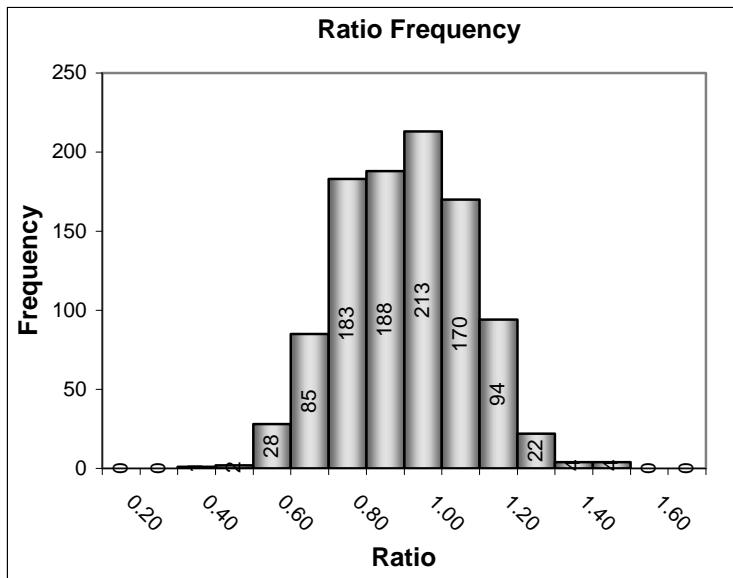
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	744	0.885	0.980	10.7%	0.966	0.993
Y	250	0.886	0.969	9.4%	0.947	0.992
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	994	0.885	0.976	10.3%	0.965	0.988
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
2	237	0.892	0.977	9.6%	0.956	0.999
8	757	0.883	0.976	10.6%	0.962	0.989
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<5001	63	0.877	0.953	8.7%	0.906	1.000
05001-08000	312	0.867	0.961	11.0%	0.941	0.981
08001-12000	497	0.901	0.991	10.1%	0.975	1.007
12001-16000	87	0.893	0.984	10.2%	0.945	1.024
>16000	35	0.828	0.916	10.5%	0.833	0.998
Old Yr Blt Ren <1970	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	700	0.904	0.980	8.4%	0.967	0.993
Y	294	0.819	0.963	17.6%	0.940	0.986
New Yr Blt Ren >2004	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	904	0.889	0.976	9.8%	0.964	0.988
Y	90	0.860	0.976	13.5%	0.950	1.002

# Annual Update Ratio Study Report (Before)

## 2006 Assessments

<b>District/Team:</b> NE/ TEAM 1	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 3/15/2007	<b>Sales Dates:</b> 1/2004 - 12/2006
<b>Area</b> <b>74-2-8</b>	<b>Appr ID:</b> PPAG	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 994			
<i>Mean Assessed Value</i> 639,100			
<i>Mean Sales Price</i> 722,100			
<i>Standard Deviation AV</i> 308,731			
<i>Standard Deviation SP</i> 357,634			
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i> 0.902			
<i>Median Ratio</i> 0.905			
<i>Weighted Mean Ratio</i> 0.885			
<b>UNIFORMITY</b>			
<i>Lowest ratio</i> 0.382			
<i>Highest ratio:</i> 1.433			
<i>Coefficient of Dispersion</i> 15.27%			
<i>Standard Deviation</i> 0.169			
<i>Coefficient of Variation</i> 18.68%			
<i>Price Related Differential (PRD)</i> 1.020			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit 0.888			
Upper limit 0.920			
<b>95% Confidence: Mean</b>			
Lower limit 0.892			
Upper limit 0.913			
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i> 4868			
<i>B (acceptable error - in decimal)</i> 0.05			
<i>S (estimated from this sample)</i> 0.169			
<b>Recommended minimum:</b> 45			
<i>Actual sample size:</i> 994			
<b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean: 491			
# ratios above mean: 503			
Z: 0.381			
<b>Conclusion:</b> <i>Normal*</i>			
<i>*i.e. no evidence of non-normality</i>			



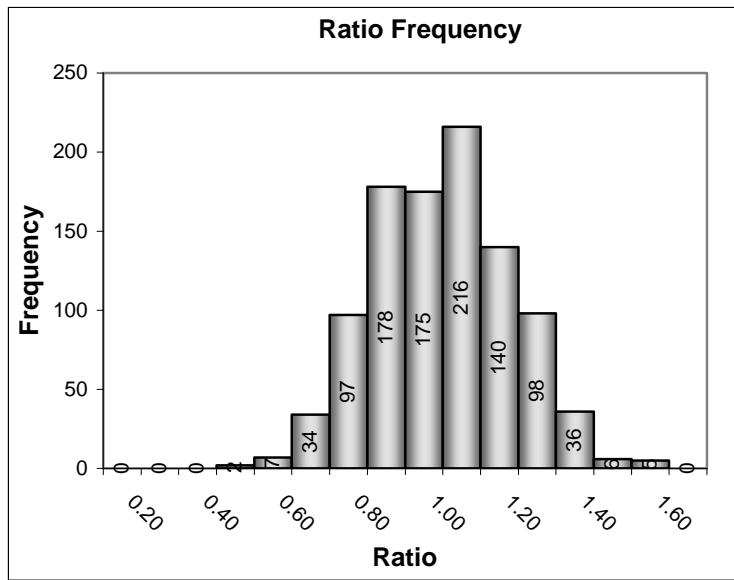
### COMMENTS:

1 to 3 Unit Residences throughout area 74

# Annual Update Ratio Study Report (After)

## 2007 Assessments

<b>District/Team:</b> NE/ TEAM 1	<b>Lien Date:</b> 01/01/2007	<b>Date of Report:</b> 3/15/2007	<b>Sales Dates:</b> 1/2004 - 12/2006
<b>Area</b> 74-2-8	<b>Appr ID:</b> PPAG	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 994			
<i>Mean Assessed Value</i> 704,900			
<i>Mean Sales Price</i> 722,100			
<i>Standard Deviation AV</i> 332,854			
<i>Standard Deviation SP</i> 357,634			
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i> 0.999			
<i>Median Ratio</i> 1.003			
<i>Weighted Mean Ratio</i> 0.976			
<b>UNIFORMITY</b>			
<i>Lowest ratio</i> 0.449			
<i>Highest ratio:</i> 1.563			
<i>Coefficient of Dispersion</i> 14.76%			
<i>Standard Deviation</i> 0.182			
<i>Coefficient of Variation</i> 18.26%			
<i>Price Related Differential (PRD)</i> 1.023			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit 0.988			
Upper limit 1.017			
<b>95% Confidence: Mean</b>			
Lower limit 0.988			
Upper limit 1.010			
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i> 4868			
<i>B (acceptable error - in decimal)</i> 0.05			
<i>S (estimated from this sample)</i> 0.182			
<b>Recommended minimum:</b> 53			
<i>Actual sample size:</i> 994			
<b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean: 491			
# ratios above mean: 503			
Z: 0.381			
<b>Conclusion:</b> <i>Normal*</i>			
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 74

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	172505	9180	4/25/05	\$387,950	860	0	6	1950	4	6600	N	N	4725 108TH AVE NE
002	415180	0475	9/27/04	\$575,000	910	0	6	1942	4	5938	N	N	6520 103RD AVE NE
002	415180	0475	7/31/06	\$758,000	910	0	6	1942	4	5938	N	N	6520 103RD AVE NE
002	415180	0420	6/24/04	\$449,000	980	0	6	1942	4	6002	N	N	10236 NE 65TH ST
002	415180	0520	6/24/04	\$450,000	1160	0	6	1942	4	6790	Y	N	6702 103RD AVE NE
002	264950	0215	6/1/05	\$580,000	1240	0	6	1942	5	5250	Y	N	10238 NE 64TH ST
002	415180	0440	5/18/04	\$350,000	1260	0	6	1942	4	5977	N	N	10212 NE 65TH ST
002	415180	0510	7/13/04	\$552,000	1440	0	6	1996	3	7693	Y	N	6716 103RD AVE NE
002	415180	0510	4/5/06	\$725,000	1440	0	6	1996	3	7693	Y	N	6716 103RD AVE NE
002	415180	0350	11/3/05	\$580,000	1520	0	6	1990	3	6060	N	N	6526 102ND PL NE
002	415180	0585	7/26/06	\$685,000	1670	0	6	1995	3	6288	Y	N	6700 104TH AVE NE
002	304170	0105	7/3/06	\$615,000	1020	1020	7	1958	4	11337	Y	N	5826 114TH AVE NE
002	304170	0090	3/26/04	\$349,950	1050	0	7	1959	5	11337	Y	N	5836 114TH AVE NE
002	172505	9281	7/9/04	\$389,000	1080	480	7	1977	3	10356	N	N	11221 NE 53RD ST
002	172505	9281	8/31/05	\$410,000	1080	480	7	1977	3	10356	N	N	11221 NE 53RD ST
002	172505	9283	10/18/04	\$350,000	1080	480	7	1977	3	10356	N	N	11223 NE 53RD ST
002	941400	0110	8/19/05	\$598,800	1090	1090	7	1963	4	8900	Y	N	10531 NE 48TH PL
002	936670	0065	10/10/06	\$630,000	1190	570	7	1969	5	7500	N	N	6032 111TH PL NE
002	935390	0215	5/8/06	\$520,000	1200	630	7	1966	3	7500	N	N	10804 NE 59TH ST
002	206240	0020	12/3/04	\$365,000	1230	700	7	1977	4	11250	N	N	5005 114TH AVE NE
002	120150	0070	2/9/06	\$512,500	1280	0	7	1973	4	10026	N	N	11209 NE 62ND ST
002	120150	0070	5/22/06	\$595,250	1280	0	7	1973	4	10026	N	N	11209 NE 62ND ST
002	172505	9231	6/4/04	\$485,000	1290	1150	7	1974	4	12757	Y	N	5901 114TH AVE NE
002	941360	0620	3/24/05	\$680,000	1300	510	7	1968	4	8550	N	N	4711 110TH AVE NE
002	243200	0070	3/29/06	\$610,000	1330	0	7	1958	3	9100	N	N	10602 NE 45TH ST
002	172505	9209	8/10/04	\$406,100	1340	860	7	1967	3	11250	N	N	11219 NE 53RD ST
002	172505	9209	7/21/04	\$406,100	1340	860	7	1967	3	11250	N	N	11219 NE 53RD ST
002	172505	9209	3/15/06	\$689,000	1340	860	7	1967	3	11250	N	N	11219 NE 53RD ST
002	941390	0120	8/26/05	\$471,000	1380	0	7	1958	4	8000	N	N	4735 108TH AVE NE
002	123400	0245	10/21/05	\$745,000	1390	0	7	1987	4	17680	N	N	5529 108TH AVE NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	941360	0260	12/22/05	\$674,000	1420	1420	7	1963	4	9755	N	N	4929 111TH AVE NE
002	941390	0005	5/5/05	\$465,000	1420	0	7	1958	4	9992	N	N	4747 108TH AVE NE
002	246540	0205	11/16/04	\$685,000	1440	0	7	1988	3	8000	Y	N	10201 NE 58TH ST
002	941360	0380	6/10/04	\$652,500	1450	740	7	1962	4	9400	N	N	10814 NE 48TH ST
002	941360	0610	10/13/06	\$829,500	1460	1460	7	2004	3	8560	N	N	4705 110TH AVE NE
002	773200	0030	4/12/04	\$524,000	1530	600	7	1975	4	8555	Y	N	6298 105TH AVE NE
002	741500	0070	5/23/06	\$680,000	1540	920	7	1967	4	12564	N	N	11014 NE 58TH PL
002	941360	0450	3/23/06	\$595,000	1550	800	7	1963	4	8550	N	N	10931 NE 49TH ST
002	954420	0232	6/1/05	\$529,000	1550	0	7	1995	3	9750	N	N	4533 112TH AVE NE
002	935390	0080	11/9/05	\$648,500	1560	430	7	1967	4	14000	N	N	10929 NE 60TH ST
002	941390	0020	4/22/04	\$490,000	1610	0	7	1961	4	8912	N	N	10632 NE 47TH PL
002	954420	0270	1/23/06	\$960,000	1620	1220	7	1955	4	32730	Y	N	4719 112TH AVE NE
002	941390	0040	11/5/04	\$471,000	1630	0	7	1959	4	7500	N	N	10602 NE 47TH PL
002	941360	0590	8/20/04	\$525,000	1660	0	7	1967	4	10648	N	N	4706 109TH PL NE
002	172505	9167	4/10/06	\$455,000	1720	0	7	1955	4	7500	N	N	4701 108TH AVE NE
002	172505	9167	6/21/06	\$553,000	1720	0	7	1955	4	7500	N	N	4701 108TH AVE NE
002	243200	0110	2/17/06	\$624,000	1780	0	7	1956	4	9549	N	N	10633 NE 45TH ST
002	954420	0445	7/1/05	\$460,000	1860	0	7	1967	4	10395	N	N	4647 110TH AVE NE
002	123400	0010	3/25/05	\$490,000	1880	0	7	1976	3	17195	N	N	5915 106TH AVE NE
002	941360	0390	8/18/06	\$625,000	1980	0	7	1961	3	11070	N	N	4804 108TH AVE NE
002	941360	0350	4/1/06	\$692,500	2170	0	7	1965	5	12220	N	N	4825 109TH AVE NE
002	941360	0400	7/24/06	\$675,000	2370	0	7	1967	4	10080	N	N	4816 108TH AVE NE
002	172505	9207	1/25/05	\$679,950	3610	0	7	1978	4	13461	N	N	11303 NE 60TH ST
002	330076	0070	9/21/05	\$622,000	1140	810	8	1985	3	7200	N	N	10919 NE 66TH PL
002	410141	0180	7/9/04	\$437,364	1140	820	8	1975	3	8000	N	N	10604 NE 57TH ST
002	410450	0166	3/1/05	\$760,000	1160	740	8	1987	3	12990	Y	N	4538 LAKE WASHINGTON BLVD NE
002	410141	0070	5/18/06	\$629,000	1190	360	8	1975	4	8800	N	N	10612 NE 55TH ST
002	755521	0210	11/22/05	\$400,000	1200	880	8	1975	3	9190	N	N	4224 105TH AVE NE
002	082505	9044	8/12/05	\$515,000	1210	680	8	1984	4	10270	Y	N	6210 114TH AVE NE
002	980862	0160	5/5/05	\$475,000	1230	830	8	1977	3	8480	N	N	10715 NE 52ND ST
002	120150	0040	3/23/06	\$640,000	1290	1100	8	1975	4	11039	Y	N	6101 113TH AVE NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	082505	9046	2/27/06	\$698,100	1310	1310	8	1965	4	15623	N	N	11310 NE 60TH ST
002	082505	9299	1/20/06	\$510,000	1310	790	8	1977	3	15681	Y	N	11402 NE 60TH ST
002	941360	0692	6/7/04	\$482,500	1360	570	8	1967	4	6375	N	N	4731 109TH AVE NE
002	120150	0050	11/18/04	\$581,000	1390	1240	8	1973	4	9284	Y	N	6203 113TH AVE NE
002	082505	9260	2/19/04	\$347,000	1400	780	8	1978	3	12196	Y	N	6518 114TH AVE NE
002	082505	9260	5/18/04	\$462,500	1400	780	8	1978	3	12196	Y	N	6518 114TH AVE NE
002	172505	9240	2/22/05	\$689,000	1440	810	8	1962	4	12600	Y	N	5042 112TH AVE NE
002	268070	0060	3/9/05	\$426,000	1440	850	8	1976	3	8555	Y	N	5829 112TH PL NE
002	667890	0150	8/30/05	\$600,000	1470	770	8	1975	5	8664	N	N	11220 NE 61ST PL
002	755520	0140	9/24/04	\$435,000	1470	0	8	1977	3	9762	N	N	4217 105TH PL NE
002	666580	0110	5/23/05	\$628,000	1490	1490	8	1969	4	9075	Y	N	6515 114TH AVE NE
002	410101	0010	5/12/05	\$485,000	1500	0	8	1976	4	9414	N	N	6006 105TH AVE NE
002	941360	0140	2/15/06	\$553,500	1510	0	8	1968	4	9440	N	N	4716 110TH AVE NE
002	330076	0020	7/17/06	\$606,000	1530	0	8	1984	3	6773	N	N	10918 NE 66TH PL
002	268070	0260	4/11/06	\$749,000	1570	800	8	1977	4	8507	N	N	11220 NE 59TH PL
002	268070	0190	6/4/04	\$427,000	1590	400	8	1976	4	8728	N	N	11224 NE 58TH PL
002	268070	0210	9/1/04	\$385,000	1620	0	8	1977	4	8522	N	N	5822 112TH PL NE
002	666580	0130	3/16/05	\$649,250	1640	540	8	1964	4	10988	Y	N	6511 114TH AVE NE
002	330076	0370	11/4/05	\$530,000	1660	0	8	1985	3	7700	N	N	6204 110TH AVE NE
002	330076	0350	4/7/04	\$530,000	1670	1100	8	1986	3	7250	Y	N	6215 111TH AVE NE
002	755521	0040	9/10/04	\$490,000	1780	0	8	1974	4	7834	N	N	10640 NE 44TH ST
002	755522	0060	2/27/06	\$454,700	1780	0	8	1976	3	7030	N	N	4434 109TH PL NE
002	330076	0420	9/19/05	\$625,000	1790	1300	8	1985	3	7204	N	N	6304 110TH AVE NE
002	410101	0030	5/11/06	\$740,000	1790	630	8	1977	4	8500	N	N	6026 105TH AVE NE
002	792325	0010	6/7/04	\$970,000	1800	640	8	1980	4	11447	Y	N	10208 NE 62ND ST
002	330076	0290	2/10/05	\$495,000	1820	0	8	1984	3	7220	N	N	11009 NE 64TH ST
002	667890	0180	12/6/06	\$575,000	1820	0	8	1974	4	8724	N	N	11208 NE 61ST PL
002	792325	0040	6/16/06	\$1,137,000	1820	440	8	1999	3	10950	Y	N	6225 102ND PL NE
002	755520	0270	10/3/06	\$575,000	1860	0	8	1969	4	12075	N	N	4222 107TH PL NE
002	792325	0020	12/29/05	\$1,175,000	1910	900	8	1980	4	10825	Y	N	6215 102ND PL NE
002	936720	0120	4/13/04	\$443,000	1910	0	8	1971	4	10791	N	N	6007 111TH PL NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	941400	0040	8/10/05	\$965,000	1930	1310	8	1970	5	8840	Y	N	10516 NE 48TH PL
002	082505	9282	3/10/04	\$350,000	1960	0	8	1990	3	8526	N	N	11131 NE 67TH ST
002	330076	0300	7/13/04	\$475,000	1970	0	8	1985	3	7200	N	N	11015 NE 64TH ST
002	941360	0070	2/6/05	\$690,000	2150	0	8	1976	4	13140	N	N	4910 111TH AVE NE
002	123400	0540	3/3/05	\$970,000	2180	0	8	1999	3	8557	Y	N	10425 NE 58TH ST
002	410140	0030	5/17/05	\$535,000	2220	0	8	1974	4	8750	N	N	6004 106TH AVE NE
002	941360	0090	6/30/04	\$505,000	2280	400	8	1962	4	9450	N	N	4900 111TH AVE NE
002	243200	0055	11/9/04	\$683,000	2450	0	8	1962	4	8710	Y	N	10504 NE 45TH ST
002	410450	0250	8/10/04	\$680,000	2450	1110	8	1978	4	22320	N	N	4130 NE LAKE WASHINGTON BLVD
002	941360	0060	7/1/05	\$795,000	2480	0	8	1976	4	12043	N	N	4926 111TH AVE NE
002	346900	0020	1/26/06	\$775,000	1620	930	9	1968	4	7475	Y	N	11212 NE 63RD ST
002	934890	0470	5/27/05	\$670,000	1760	1340	9	1977	4	13469	Y	N	6208 113TH AVE NE
002	941410	0032	6/21/04	\$750,000	2080	1540	9	1979	4	27919	Y	N	10505 NE 47TH PL
002	980859	0590	1/26/05	\$523,000	2090	0	9	1986	3	12053	N	N	11130 NE 37TH CT
002	980863	0190	2/16/06	\$698,000	2090	515	9	1979	5	2200	Y	N	5022 102ND LN NE
002	980863	0200	8/22/05	\$595,500	2090	515	9	1979	4	2200	Y	N	5020 102ND LN NE
002	980863	0250	11/30/04	\$746,000	2090	515	9	1979	4	1933	Y	N	4916 102ND LN NE
002	980863	0060	10/8/04	\$525,000	2095	0	9	1979	4	2779	Y	N	5014 102ND LN NE
002	346900	0030	7/6/06	\$797,000	2110	0	9	1967	4	7360	Y	N	11202 NE 63RD ST
002	980864	0280	5/4/04	\$569,000	2130	530	9	1981	4	2000	Y	N	4521 102ND LN NE
002	123400	0594	9/25/06	\$830,000	2160	0	9	1985	4	10078	N	N	10620 NE 53RD ST
002	346900	0040	10/26/05	\$849,000	2170	1550	9	1968	5	7505	Y	N	11229 NE 63RD ST
002	980861	0420	9/19/05	\$655,000	2170	650	9	1980	4	10416	N	N	3801 110TH PL NE
002	980863	0170	9/21/05	\$588,000	2190	0	9	1979	4	2442	Y	N	4817 102ND LN NE
002	980863	0090	6/26/06	\$759,000	2200	0	9	1979	4	2736	Y	N	4919 102ND LN NE
002	980864	0100	7/8/05	\$615,000	2200	0	9	1981	4	2261	N	N	4515 102ND LN NE
002	082505	9322	4/29/05	\$620,000	2240	0	9	1989	3	8501	N	N	10819 NE 62ND ST
002	082505	9324	8/18/05	\$600,000	2250	0	9	1988	3	8501	Y	N	6032 108TH AVE NE
002	980864	0240	4/20/05	\$640,000	2250	460	9	1981	4	2083	Y	N	4509 102ND LN NE
002	980863	0130	10/27/05	\$751,750	2275	0	9	1979	4	2549	Y	N	4907 102ND LN NE
002	980863	0160	4/20/04	\$661,000	2275	0	9	1979	5	2342	Y	N	4819 102ND LN NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	082505	9221	7/20/04	\$685,000	2290	0	9	1987	3	8504	Y	N	6116 114TH AVE NE
002	980864	0160	11/16/05	\$605,500	2315	0	9	1981	3	3023	N	N	4427 102ND LN NE
002	792325	0050	5/19/04	\$940,000	2320	0	9	1983	4	11720	Y	N	6227 102ND PL NE
002	980864	0250	3/31/06	\$695,000	2340	837	9	1981	4	2118	N	N	4511 102ND LN NE
002	980863	0030	5/13/05	\$675,000	2370	1070	9	1979	4	1957	Y	N	5001 102ND LN NE
002	980863	0150	8/7/06	\$850,000	2370	1070	9	1979	4	1957	Y	N	4827 102ND LN NE
002	980863	0280	11/14/05	\$718,888	2370	0	9	1979	4	1936	N	N	4824 102ND LN NE
002	980864	0120	10/4/04	\$620,000	2390	1150	9	1981	4	1958	N	N	4509 102ND LN NE
002	980864	0340	10/15/04	\$639,000	2390	1150	9	1981	4	1958	Y	N	4615 102ND LN NE
002	980864	0060	11/5/04	\$587,000	2415	0	9	1981	4	2186	N	N	4527 102ND LN NE
002	980864	0080	1/23/06	\$890,000	2415	0	9	1981	5	2165	Y	N	4523 102ND LN NE
002	172505	9226	4/27/05	\$533,000	2500	0	9	2000	3	10663	N	N	11227 NE 53RD ST
002	172505	9226	7/19/06	\$750,000	2500	0	9	2000	3	10663	N	N	11227 NE 53RD ST
002	082505	9185	5/25/05	\$710,000	2530	0	9	1996	3	8276	N	N	10826 NE 60TH ST
002	980864	0330	5/25/05	\$770,000	2530	870	9	1981	4	2166	Y	N	4611 102ND LN NE
002	980864	0330	10/18/06	\$1,315,000	2530	870	9	1981	4	2166	Y	N	4611 102ND LN NE
002	941390	0071	8/18/05	\$1,250,000	2620	1800	9	1962	4	20289	Y	N	10501 NE 47TH PL
002	172505	9324	2/9/05	\$993,000	2720	0	9	1997	3	9721	Y	N	10410 NE 52ND ST
002	980861	0070	2/18/04	\$605,000	2730	910	9	1980	3	10368	N	N	10807 NE 39TH PL
002	393890	0025	5/13/04	\$917,500	2780	0	9	1978	4	11325	Y	N	5521 104TH AVE NE
002	415180	0200	8/28/06	\$1,100,000	2800	0	9	2002	3	6000	Y	N	6711 103RD AVE NE
002	980859	0600	6/8/05	\$692,500	2960	0	9	1985	3	10081	N	N	11128 NE 37TH CT
002	415180	0225	9/23/05	\$950,000	3070	0	9	2005	3	6385	N	N	6578 102ND AVE NE
002	415180	0575	3/18/05	\$887,000	3070	0	9	2005	3	6209	N	N	6712 104TH AVE NE
002	980859	0090	9/3/04	\$590,000	3070	0	9	1984	3	11139	N	N	3842 113TH AVE NE
002	980859	0090	5/17/05	\$680,000	3070	0	9	1984	3	11139	N	N	3842 113TH AVE NE
002	172505	9003	3/31/04	\$749,950	3380	0	9	2004	3	9712	N	N	5910 110TH AVE NE
002	172505	9003	1/28/05	\$890,000	3380	0	9	2004	3	9712	N	N	5910 110TH AVE NE
002	169240	0012	12/5/06	\$1,195,000	3400	0	9	2006	3	8523	N	N	6604 110TH AVE NE
002	172505	9328	11/15/04	\$839,000	3520	0	9	2005	3	8643	N	N	11101 NE 60TH ST
002	172505	9326	5/5/04	\$849,950	3560	0	9	2001	3	8544	N	N	11109 NE 60TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	123400	0704	1/14/04	\$750,000	3680	0	9	2003	3	8680	N	N	10629 NE 55TH ST
002	124620	0080	9/12/06	\$1,250,000	1410	740	10	1987	3	11646	Y	N	10223 NE 62ND ST
002	169290	0101	4/6/06	\$915,000	1760	1050	10	1988	3	8945	Y	N	11218 NE 65TH ST
002	172505	9300	8/29/06	\$900,000	1810	820	10	1988	3	9126	Y	N	10401 NE 52ND ST
002	268070	0310	5/3/05	\$830,995	1810	1800	10	1995	3	21552	N	N	5920 111TH CT NE
002	980859	0010	7/22/05	\$721,000	1950	1300	10	1987	3	13366	N	N	3624 113TH AVE NE
002	788260	0339	7/28/05	\$975,000	2030	1280	10	1986	3	14207	Y	N	6025 108TH AVE NE
002	980861	0220	9/22/05	\$760,000	2050	750	10	1980	4	11693	Y	N	11113 NE 38TH PL
002	788260	0312	2/27/04	\$1,205,000	2110	1350	10	1986	3	13073	Y	N	6219 108TH AVE NE
002	410050	0005	4/12/06	\$1,650,000	2230	1820	10	2005	3	9360	Y	N	6515 106TH AVE NE
002	980859	0060	5/20/05	\$652,000	2230	0	10	1982	3	10850	N	N	3746 113TH AVE NE
002	268070	0330	4/18/05	\$1,169,000	2250	960	10	1994	3	12651	N	N	5903 111TH PL NE
002	788260	0295	2/23/05	\$1,379,000	2330	1580	10	1998	3	12075	Y	N	6429 108TH AVE NE
002	172505	9301	4/1/05	\$760,000	2340	1680	10	1988	3	9657	Y	N	10405 NE 52ND ST
002	410450	0185	4/5/05	\$883,000	2360	70	10	1987	3	12500	Y	N	4524 LAKE WASHINGTON BLVD
002	172505	9323	6/14/06	\$1,900,000	2360	2070	10	1997	3	11009	Y	N	10423 NE 53RD ST
002	082505	9316	6/5/06	\$849,990	2540	1180	10	1984	3	8439	Y	N	6104 114TH AVE NE
002	980859	0500	9/24/04	\$599,900	2580	0	10	1981	3	11161	N	N	11011 NE 37TH CT
002	792325	0100	8/3/06	\$1,100,000	2660	0	10	1980	4	12575	Y	N	10304 NE 62ND ST
002	792325	0100	10/6/06	\$1,400,000	2660	0	10	1980	4	12575	Y	N	10304 NE 62ND ST
002	980859	0050	8/20/04	\$549,950	2670	0	10	1982	3	10850	N	N	3734 113TH AVE NE
002	980861	0400	8/4/04	\$620,000	2750	1000	10	1984	4	17082	N	N	3797 110TH PL NE
002	980861	0400	6/1/05	\$750,000	2750	1000	10	1984	4	17082	N	N	3797 110TH PL NE
002	980861	0200	5/14/04	\$635,000	2770	0	10	1989	3	15094	N	N	11112 NE 38TH PL
002	082505	9141	4/1/05	\$730,000	2790	690	10	1988	3	9516	Y	N	6100 114TH AVE NE
002	410450	0191	9/28/04	\$1,050,000	2830	130	10	1987	4	12130	Y	N	4506 LAKE WASHINGTON BLVD NE
002	415180	0260	8/26/04	\$990,000	2860	670	10	1998	3	6085	N	N	6514 102ND AVE NE
002	980859	0280	4/15/04	\$838,000	2860	1000	10	1981	3	10964	Y	N	3725 112TH AVE NE
002	082505	9332	8/1/06	\$1,099,950	2870	0	10	1996	3	8505	N	N	10206 NE 60TH ST
002	246540	0026	3/9/05	\$1,050,000	2880	380	10	1995	3	8531	Y	N	10211 NE 59TH ST
002	980859	0440	5/3/04	\$570,000	2970	0	10	1984	3	10291	N	N	3898 112TH AVE NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	415180	0545	8/2/06	\$1,300,000	3050	560	10	2003	3	6089	Y	N	6725 104TH AVE NE
002	123400	0134	4/29/04	\$750,000	3150	0	10	2000	3	10030	N	N	5823 108TH AVE NE
002	123400	0134	6/9/05	\$800,000	3150	0	10	2000	3	10030	N	N	5823 108TH AVE NE
002	123400	0980	10/6/06	\$1,495,000	3280	0	10	1982	5	49811	Y	N	10404 NE 53RD ST
002	415180	0305	11/1/05	\$1,204,350	3280	0	10	2005	3	7004	N	N	6535 102ND PL NE
002	954420	0109	6/17/04	\$759,950	3310	0	10	2003	3	8538	N	N	5227 111TH LN NE
002	954420	0112	2/4/05	\$780,000	3310	0	10	2003	3	8535	N	N	5209 111TH LN NE
002	172505	9182	5/3/05	\$830,000	3340	0	10	1996	3	10422	N	N	10640 NE 46TH ST
002	172505	9182	7/13/05	\$850,000	3340	0	10	1996	3	10422	N	N	10640 NE 46TH ST
002	268070	0320	7/22/04	\$775,000	3390	0	10	1996	3	9567	N	N	5908 111TH PL NE
002	954420	0111	1/23/04	\$757,000	3390	0	10	2003	3	9274	N	N	5215 111TH LN NE
002	415180	0230	5/12/04	\$825,000	3420	0	10	2004	3	7020	N	N	6550 102ND AVE NE
002	169240	0005	11/15/06	\$1,227,875	3430	0	10	2006	3	9000	N	N	11004 NE 65TH ST
002	410050	0025	6/28/05	\$1,490,000	3480	0	10	2005	3	8209	Y	N	6401 106TH AVE NE
002	954420	0113	12/28/04	\$775,000	3480	0	10	2004	3	8733	N	N	5210 111TH LN NE
002	936670	0040	6/15/06	\$1,135,000	3580	0	10	2006	3	7500	N	N	6116 111TH PL NE
002	980861	0440	8/23/04	\$670,000	3590	0	10	1980	3	11278	N	N	3805 110TH PL NE
002	954420	0115	9/1/04	\$775,950	3610	0	10	2004	3	8868	N	N	5234 111TH LN NE
002	954420	0115	7/14/06	\$1,000,000	3610	0	10	2004	3	8868	N	N	5234 111TH LN NE
002	169240	0120	7/13/05	\$1,006,000	3630	0	10	2001	3	9126	N	N	11130 NE 65TH ST
002	954420	0110	3/18/04	\$849,950	3670	0	10	2004	3	14495	N	N	5223 111TH LN NE
002	773200	0020	10/15/04	\$1,050,000	3810	0	10	2000	3	10680	N	N	6300 105TH AVE NE
002	169290	0095	5/29/06	\$1,440,000	3870	0	10	2005	3	10046	N	N	6514 112TH AVE NE
002	415180	0540	9/26/06	\$1,700,000	3870	1210	10	2004	3	7420	Y	N	6719 104TH AVE NE
002	169290	0090	4/6/06	\$1,385,000	3980	0	10	2005	3	13450	N	N	6524 112TH AVE NE
002	721590	0020	1/4/06	\$1,549,950	4060	0	10	2005	3	9486	N	N	6303 105TH AVE NE
002	954420	0262	3/9/06	\$1,200,000	4080	0	10	2005	3	12537	N	N	4715 112th AVE NE
002	169240	0055	3/22/06	\$1,475,000	4280	0	10	2005	3	10700	N	N	11016 NE 65TH ST
002	169240	0058	3/27/06	\$1,450,000	4280	0	10	2005	3	9200	N	N	11010 NE 65TH ST
002	172505	9159	3/14/06	\$1,625,000	4350	0	10	2005	3	8526	N	N	5044 112TH AVE NE
002	415180	0410	6/21/06	\$1,500,000	2000	1540	11	2005	3	5971	Y	N	10250 NE 65TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	980859	0200	6/18/04	\$775,000	2070	1370	11	1983	3	11385	Y	N	3935 112TH AVE NE
002	788260	0313	7/6/06	\$1,300,000	2100	1200	11	1986	4	13165	Y	N	6223 108TH AVE NE
002	124620	0093	9/13/05	\$1,950,000	2210	1580	11	1999	3	8533	Y	N	10259 NE 62ND ST
002	980859	0260	3/29/05	\$845,000	2230	1480	11	1981	3	11200	Y	N	3763 112TH AVE NE
002	788260	0345	8/1/05	\$895,950	2300	1160	11	1993	3	9076	Y	N	10722 NE 60TH ST
002	415180	0456	6/9/06	\$1,028,700	2910	1170	11	2004	3	5920	Y	N	10202 NE 65TH ST
002	082505	9335	4/11/06	\$1,900,000	2980	770	11	1998	3	8504	Y	N	10304 NE 60th ST
002	082505	9333	4/7/06	\$1,700,000	3060	1020	11	1997	3	8502	Y	N	10210 NE 60TH ST
002	980859	0240	11/20/06	\$1,490,000	3350	0	11	1983	3	12290	Y	N	3849 112TH AVE NE
002	415180	0465	3/1/06	\$1,545,000	3560	760	11	2005	3	5982	N	N	6530 103RD AVE NE
002	415180	0480	7/13/04	\$1,312,000	3680	112	11	2004	3	5940	N	N	6514 103RD AVE NE
002	169240	0105	5/15/06	\$1,345,000	3920	0	11	2000	3	13134	N	N	6601 112TH AVE NE
002	169240	0075	6/10/04	\$1,250,000	4010	0	11	2000	3	14210	Y	N	6602 111TH AVE NE
002	123400	0031	3/31/06	\$1,402,000	4080	0	11	2005	3	9004	N	N	5817 106TH AVE NE
002	123400	0032	3/22/06	\$1,412,500	4140	0	11	2005	3	9004	N	N	5901 106TH AVE NE
002	169240	0015	4/6/05	\$1,095,000	4300	0	11	2001	3	12800	N	N	6608 110TH AVE NE
002	123400	0033	5/19/06	\$1,495,000	4560	0	11	2006	3	8778	N	N	5903 106TH AVE NE
002	410450	0181	3/1/04	\$1,575,000	4610	0	11	2003	3	12500	Y	N	4510 LAKE WASHINGTON BLVD NE
002	172505	9273	8/26/05	\$2,140,000	2930	2090	12	1991	3	19602	Y	N	10428 NE 52ND ST
002	781880	0010	4/6/06	\$2,350,000	3150	2000	12	2005	3	9751	Y	N	5607 104TH AVE NE
002	172505	9316	11/22/05	\$3,000,000	4900	1430	12	2000	3	13296	Y	N	10433 NE 43RD ST
008	395550	0030	2/11/05	\$313,000	670	0	6	1937	4	10530	N	N	11440 108TH AVE NE
008	172080	0140	10/20/04	\$408,600	720	0	6	1900	4	3000	N	N	714 3RD ST S
008	124500	2945	9/23/05	\$543,000	760	0	6	1919	5	7408	N	N	1027 3RD ST
008	388580	0115	6/9/06	\$1,050,000	760	0	6	1923	3	6050	Y	N	220 WAVERLY WAY
008	322605	9092	4/24/06	\$337,000	770	0	6	1988	3	13503	N	N	11430 NE 112TH ST
008	388580	6330	4/5/04	\$435,000	770	0	6	1939	4	7200	N	N	227 9TH AVE
008	388580	6905	6/24/05	\$561,000	770	360	6	1918	4	5500	N	N	237 8TH AVE
008	390231	0130	5/2/06	\$496,000	820	0	6	1947	4	9280	N	N	10028 116TH AVE NE
008	187500	0090	11/29/04	\$394,000	860	0	6	1952	4	5130	N	N	208 2ND ST S
008	388580	7025	2/2/04	\$330,000	860	0	6	1950	4	5500	N	N	327 8TH AVE

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	388580	7025	3/23/05	\$438,000	860	0	6	1950	4	5500	N	N	327 8TH AVE
008	388580	7025	6/13/06	\$550,000	860	0	6	1950	4	5500	N	N	327 8TH AVE
008	388580	6240	3/17/04	\$336,000	870	0	6	1914	4	7200	N	N	318 8TH AVE
008	388580	6240	7/8/04	\$440,000	870	0	6	1914	4	7200	N	N	318 8TH AVE
008	388580	5081	2/11/05	\$425,000	880	0	6	1961	4	8064	N	N	410 9TH AVE
008	388580	7100	4/5/06	\$552,500	890	0	6	1949	4	5500	N	N	352 7TH AVE
008	388690	2734	11/17/04	\$297,000	900	0	6	1947	4	4096	N	N	9005 116TH AVE NE
008	388580	2055	8/7/06	\$850,000	910	680	6	1949	3	8120	N	N	1009 MARKET ST
008	388580	5816	3/24/05	\$376,000	920	0	6	1949	4	7800	N	N	817 6TH ST
008	407070	0125	3/3/04	\$360,950	940	0	6	1942	4	6584	N	N	227 3RD AVE S
008	388690	3235	6/9/04	\$330,000	950	240	6	1954	4	10800	N	N	611 11TH AVE
008	124500	2555	3/23/04	\$445,000	990	700	6	1945	5	6000	N	N	1319 2ND ST
008	085600	0681	4/5/05	\$525,000	1000	0	6	1938	4	7000	Y	N	691 16TH AVE W
008	085600	0681	7/24/06	\$725,000	1000	0	6	1938	4	7000	Y	N	691 16TH AVE W
008	124500	1646	7/3/06	\$489,500	1000	0	6	1958	4	6050	N	N	1544 3RD ST
008	148930	0290	3/7/05	\$475,000	1000	0	6	1945	4	6000	N	N	148 10TH AVE
008	388580	5105	4/19/06	\$515,000	1000	0	6	1964	5	7200	N	N	430 9TH AVE
008	388580	5091	7/31/06	\$565,000	1010	0	6	1961	4	7560	N	N	416 9TH AVE
008	388580	2720	4/4/05	\$500,000	1040	0	6	1949	5	7200	N	N	419 14TH AVE W
008	388580	2720	8/3/06	\$553,000	1040	0	6	1949	5	7200	N	N	419 14TH AVE W
008	388580	3605	11/6/06	\$699,000	1040	0	6	1937	4	8960	N	N	729 18TH AVE W
008	124500	2890	3/24/04	\$551,500	1060	810	6	1920	4	8864	Y	N	1024 2ND ST
008	124500	2890	2/18/05	\$750,000	1060	810	6	1920	4	8864	Y	N	1024 2ND ST
008	187500	0085	3/7/06	\$400,000	1100	0	6	1952	4	5130	N	N	214 2ND ST S
008	124500	1830	11/12/04	\$375,100	1120	350	6	1917	4	8157	N	N	526 15TH AVE
008	124550	0625	5/5/06	\$559,000	1170	0	6	1943	4	11777	N	N	701 20TH AVE W
008	388580	5195	3/30/06	\$450,000	1170	0	6	1955	4	7200	N	N	526 9TH AVE
008	085600	0780	3/29/06	\$650,000	1180	0	6	1938	4	7200	N	N	727 16TH AVE W
008	388580	6285	5/2/06	\$574,000	1200	0	6	1953	5	8400	N	N	348 8TH AVE
008	388580	7885	4/21/04	\$595,000	1200	600	6	1922	4	5500	N	N	233 7TH AVE
008	388580	7180	2/25/05	\$467,600	1210	0	6	1939	4	5500	N	N	430 7TH AVE

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	124550	0230	7/7/04	\$350,000	1230	0	6	1969	3	9157	N	N	720 20TH AVE W
008	388580	6935	5/28/04	\$610,000	1250	1250	6	1931	5	8800	N	N	213 8TH AVE
008	123630	0296	9/5/06	\$525,000	1270	0	6	1912	5	15620	N	N	9412 112TH AVE NE
008	388580	7965	4/23/04	\$525,000	1270	0	6	1946	5	5500	Y	N	240 6TH AVE
008	388580	7965	6/20/06	\$755,000	1270	0	6	1946	5	5500	Y	N	240 6TH AVE
008	388690	3290	8/24/05	\$430,000	1270	240	6	1954	5	7200	N	N	610 10TH AVE
008	388580	7241	11/23/05	\$646,000	1290	0	6	1918	4	8250	N	N	503 8TH AVE
008	398270	3460	8/11/05	\$420,000	1290	0	6	1919	5	9329	N	N	649 12TH AVE
008	398270	3460	11/15/06	\$560,000	1290	0	6	1919	5	9329	N	N	649 12TH AVE
008	935490	0135	10/19/05	\$650,000	1300	0	6	1926	5	6800	Y	N	910 2ND ST S
008	124500	1510	7/15/04	\$400,000	1310	0	6	1951	4	13000	N	N	1530 2ND ST
008	085600	0995	8/20/04	\$550,000	1350	0	6	1966	5	9600	N	N	705 17TH AVE W
008	388580	3135	10/20/05	\$675,000	1350	0	6	1943	5	7200	Y	N	673 16TH AVE W
008	388580	4970	11/28/05	\$610,000	1540	0	6	1970	4	7200	N	N	232 9TH AVE
008	123570	0075	11/21/06	\$840,000	1560	0	6	1941	4	58806	N	N	10827 NE 108TH ST
008	123510	0380	11/7/06	\$800,000	1570	0	6	1914	4	18866	N	N	110 SLATER ST
008	124500	2375	3/4/04	\$365,000	1580	0	6	1917	4	10187	N	N	1319 3RD ST
008	124500	2375	2/24/05	\$490,000	1580	0	6	1917	4	10187	N	N	1319 3RD ST
008	124500	1037	3/24/06	\$487,000	1600	0	6	1966	3	7545	N	N	124 18TH PL
008	388580	6950	8/20/04	\$545,000	1670	0	6	1926	5	5500	N	N	716 2ND ST
008	388580	6215	1/13/06	\$625,000	1700	0	6	1953	5	6000	N	N	302 8TH AVE
008	123630	0327	6/13/05	\$550,000	1890	0	6	1954	4	16250	N	N	9222 112TH AVE NE
008	388690	3670	5/5/04	\$412,000	1970	0	6	1918	3	10200	N	N	648 11TH AVE
008	388690	2550	3/1/06	\$752,500	2020	0	6	1922	5	9000	N	N	11344 NE 90TH ST
008	388580	0230	4/27/04	\$544,500	2600	0	6	1910	4	6630	N	N	131 5TH AVE W
008	123630	0120	9/15/05	\$478,500	870	870	7	1949	5	10000	N	N	11417 NE 100TH ST
008	358480	0010	6/24/05	\$444,000	880	0	7	1961	4	6664	N	N	1224 5TH ST
008	809960	0050	6/11/04	\$258,000	880	0	7	1981	3	10522	N	N	10723 NE 109TH ST
008	124550	0250	4/5/04	\$389,000	920	0	7	1981	4	10000	N	N	2019 MARKET ST
008	398270	3490	8/8/05	\$467,500	920	0	7	1999	3	7800	N	N	635 12TH AVE
008	124500	0584	11/22/04	\$330,000	940	0	7	1969	3	7900	N	N	526 19TH AVE

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	388580	3625	4/28/04	\$341,500	940	530	7	1984	4	3600	N	N	742 17TH AVE W
008	389310	0327	7/5/05	\$311,600	940	0	7	1967	3	8512	N	N	11209 NE 112TH ST
008	809960	0070	9/8/05	\$295,000	940	0	7	1981	3	9348	N	N	10817 108TH AVE NE
008	388580	6060	10/8/04	\$395,000	960	600	7	1967	4	7800	N	N	804 4TH ST
008	388580	6060	2/21/05	\$480,000	960	600	7	1967	4	7800	N	N	804 4TH ST
008	123630	0137	7/16/04	\$339,000	970	0	7	1964	3	7700	N	N	11515 NE 100TH ST
008	085600	0535	3/25/04	\$439,950	980	0	7	1953	4	7200	N	N	619 14TH AVE W
008	124500	2361	12/19/05	\$540,000	980	0	7	1965	3	6931	N	N	222 13TH AVE
008	386380	0010	6/9/05	\$435,000	980	0	7	1968	4	7350	N	N	1906 4TH PL
008	386380	0020	4/12/04	\$379,000	980	0	7	1968	4	6825	N	N	1910 4TH PL
008	085600	0335	1/3/05	\$689,000	990	410	7	1940	3	9600	N	N	613 13TH AVE W
008	124500	0797	12/21/05	\$450,750	990	0	7	1968	4	7500	N	N	1815 4TH ST
008	388580	6520	2/25/05	\$535,000	990	0	7	1907	4	4800	Y	N	122 8TH AVE
008	388580	6520	5/16/06	\$710,000	990	0	7	1907	4	4800	Y	N	122 8TH AVE
008	123850	1093	1/22/04	\$295,000	1000	550	7	1984	3	8508	N	N	9432 116TH AVE NE
008	375950	0008	8/30/05	\$350,000	1000	1000	7	1959	4	10649	N	N	10404 NE 110TH ST
008	124500	0186	8/19/04	\$405,000	1010	770	7	1969	3	8700	N	N	1906 1ST ST
008	124500	0485	5/14/04	\$349,000	1010	0	7	1969	4	7200	N	N	1901 4TH PL
008	124500	0966	7/26/04	\$410,000	1010	1010	7	1965	3	6200	N	N	112 18TH AVE
008	124710	0053	1/10/05	\$447,000	1010	900	7	1978	5	7200	Y	N	11413 NE 90TH ST
008	389310	0802	2/23/04	\$275,000	1010	650	7	1969	3	7865	N	N	11037 116TH AVE NE
008	250550	0196	6/22/05	\$415,000	1020	0	7	1959	4	8594	N	N	749 7TH ST S
008	375890	0125	3/30/05	\$347,000	1020	0	7	1952	4	16435	N	N	10244 NE 110TH ST
008	375890	0125	7/7/06	\$550,000	1020	0	7	1952	4	16435	N	N	10244 NE 110TH ST
008	124500	0136	8/19/05	\$426,000	1030	480	7	1981	3	11215	N	N	1951 2ND ST
008	388580	5385	2/25/05	\$399,900	1030	510	7	1961	3	6300	N	N	918 6TH ST
008	388580	5385	9/7/05	\$560,000	1030	510	7	1961	3	6300	N	N	918 6TH ST
008	809960	0100	10/5/05	\$464,950	1030	720	7	1981	4	11713	N	N	10810 107TH PL NE
008	123940	0230	11/8/06	\$690,000	1040	770	7	1955	5	20902	N	N	399 SLATER ST
008	124500	3700	5/1/06	\$650,000	1040	1040	7	1961	3	9600	N	N	233 10TH AVE
008	388580	4765	12/8/05	\$680,000	1050	0	7	1952	4	5222	Y	N	916 MARKET ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	322605	9068	6/27/06	\$350,000	1060	0	7	1952	4	14374	N	N	11258 108TH AVE NE
008	376440	0040	5/7/04	\$420,000	1060	440	7	1981	3	9000	Y	N	10319 112TH CT NE
008	376440	0100	3/23/06	\$583,000	1060	440	7	1981	4	8500	Y	N	10329 113TH CT NE
008	123630	0116	11/13/06	\$525,000	1070	0	7	1983	3	8501	Y	N	11245 NE 100TH ST
008	369910	0080	7/6/05	\$346,000	1070	0	7	1960	3	10868	N	N	10444 NE 110TH ST
008	398270	0797	5/7/04	\$392,450	1070	740	7	1987	3	9677	N	N	9712 110TH AVE NE
008	124500	0775	10/14/05	\$540,200	1080	500	7	1940	3	7262	N	N	1810 3RD ST
008	124500	0985	4/9/04	\$410,000	1080	540	7	1978	4	12250	N	N	1823 2ND ST
008	124500	1720	7/8/04	\$412,350	1080	530	7	1977	4	6981	N	N	329 17TH AVE
008	124500	3475	9/15/05	\$587,000	1080	1080	7	1962	4	7800	N	N	613 12TH AVE
008	358480	0130	3/14/06	\$470,000	1080	0	7	1961	3	5934	N	N	1224 5TH PL
008	375890	0004	5/19/04	\$479,950	1080	1010	7	1957	4	10749	Y	N	11016 100TH AVE NE
008	080200	0130	8/29/05	\$420,000	1090	780	7	1962	4	9500	N	N	11228 115TH PL NE
008	124500	0342	5/11/04	\$402,000	1090	0	7	1970	4	8500	N	N	1943 3RD ST
008	388580	6040	8/3/05	\$485,000	1090	770	7	1968	3	7800	N	N	413 9TH AVE
008	085600	0135	3/17/06	\$875,000	1100	400	7	1980	3	4800	Y	N	602 10TH AVE W
008	123630	0175	8/21/06	\$486,089	1100	380	7	1967	3	9440	N	N	11235 NE 97TH ST
008	369910	0090	6/13/05	\$630,000	1100	1060	7	1971	3	8434	N	N	10505 NE 111TH PL
008	124500	1080	5/16/05	\$510,000	1110	580	7	1974	4	7208	N	N	1805 1ST ST
008	388690	3281	7/20/05	\$419,000	1110	0	7	1953	5	5940	N	N	606 10TH AVE
008	419170	0010	11/28/05	\$342,410	1110	1080	7	1964	3	12450	N	N	11057 111TH AVE NE
008	419170	0040	4/19/04	\$295,000	1110	1080	7	1965	3	12450	N	N	11033 111TH AVE NE
008	419170	0070	8/18/04	\$300,000	1110	1080	7	1964	4	14100	N	N	11009 111TH AVE NE
008	124500	0100	9/27/05	\$499,950	1120	840	7	1963	4	13505	N	N	1933 1ST ST
008	124500	2070	11/12/04	\$540,000	1120	530	7	1978	3	10000	N	N	1322 4TH PL
008	124500	2388	7/5/05	\$800,000	1120	840	7	1962	3	14000	N	N	1335 3RD ST
008	124500	3255	7/12/06	\$585,000	1120	0	7	1977	3	12500	N	N	1043 5TH ST
008	390100	0050	4/19/06	\$497,500	1120	1000	7	1985	3	8503	N	N	11113 112TH AVE NE
008	227360	0270	4/4/05	\$335,000	1130	0	7	1984	3	8658	N	N	11620 NE 97TH ST
008	388690	2985	5/16/05	\$460,000	1130	400	7	1976	3	7200	N	N	11212 NE 91ST ST
008	124500	1759	7/1/05	\$540,000	1140	600	7	1969	3	11937	N	N	420 16TH LN

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	227360	0260	7/22/04	\$397,000	1140	580	7	1984	4	8521	N	N	11624 NE 97TH ST
008	398270	0730	11/17/05	\$410,000	1140	420	7	1964	5	8704	N	N	11112 NE 97TH ST
008	124500	1036	7/5/05	\$525,000	1150	0	7	1955	4	13750	N	N	117 19TH AVE
008	124500	1036	6/7/06	\$640,000	1150	0	7	1955	4	13750	N	N	117 19TH AVE
008	124500	1296	12/16/04	\$402,000	1150	0	7	1957	3	7010	N	N	137 18TH AVE
008	227360	0060	11/18/05	\$399,500	1150	380	7	1983	3	8712	N	N	9811 116TH PL NE
008	227360	0170	6/28/05	\$393,000	1150	380	7	1983	3	8829	N	N	11619 NE 100TH ST
008	227360	0410	8/22/05	\$407,000	1150	380	7	1983	3	9999	N	N	9509 117TH PL NE
008	227360	0450	3/1/06	\$412,000	1150	380	7	1983	3	8503	N	N	9512 117TH PL NE
008	227360	0460	12/19/05	\$385,000	1150	380	7	1983	3	8503	N	N	9516 117TH PL NE
008	227360	0490	7/20/04	\$355,000	1150	380	7	1984	3	9465	N	N	9606 117TH PL NE
008	388690	4140	7/12/04	\$344,950	1150	0	7	1967	4	9600	N	N	11424 NE 92ND ST
008	388690	4140	9/19/05	\$460,000	1150	0	7	1967	4	9600	N	N	11424 NE 92ND ST
008	124500	0065	7/27/06	\$485,000	1160	0	7	1978	4	7650	N	N	8 19TH AVE
008	948580	0050	8/5/05	\$549,950	1160	450	7	1981	3	8064	Y	N	8812 113TH PL NE
008	388580	7000	7/21/06	\$530,000	1170	0	7	1958	4	5500	N	N	705 3RD ST
008	369910	0131	5/20/05	\$328,500	1180	620	7	1963	3	10020	N	N	11128 105TH AVE NE
008	398270	0875	11/28/06	\$425,000	1180	0	7	1983	3	11455	N	N	9705 110TH AVE NE
008	609500	0060	10/3/06	\$470,000	1180	220	7	1963	4	9792	N	N	10600 NE 109TH ST
008	124500	2281	3/15/06	\$400,000	1200	300	7	1956	3	11000	N	N	1313 4TH ST
008	303900	0040	10/12/05	\$440,000	1200	350	7	1982	3	8572	N	N	11409 107TH PL NE
008	124500	0015	12/22/05	\$485,000	1210	0	7	1948	4	8990	N	N	1950 MARKET ST
008	388580	3426	7/20/06	\$645,000	1210	0	7	1952	4	6000	N	N	1620 6TH ST W
008	124500	1828	10/31/05	\$510,000	1220	680	7	1979	3	7908	N	N	1605 5TH PL
008	124500	1828	11/14/06	\$760,000	1220	680	7	1979	3	7908	N	N	1605 5TH PL
008	227360	0400	9/1/04	\$299,950	1220	0	7	1983	3	8797	N	N	9511 117TH PL NE
008	332605	9161	11/1/04	\$314,500	1220	0	7	1966	4	10350	N	N	10060 116TH AVE NE
008	388580	0465	1/19/04	\$725,000	1220	560	7	1926	3	8587	Y	N	225 7TH AVE W
008	388580	5075	7/2/04	\$415,000	1220	0	7	1961	4	8192	N	N	402 9TH AVE
008	542170	0005	4/13/04	\$339,500	1220	0	7	1955	4	9567	N	N	11042 108TH PL NE
008	175020	0180	7/17/06	\$358,000	1230	0	7	1982	3	9850	N	N	11528 113TH PL NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	227360	0150	7/25/05	\$400,000	1230	0	7	1983	3	8506	N	N	11611 NE 100TH ST
008	227360	0210	9/25/06	\$440,000	1230	0	7	1983	3	8540	N	N	9817 117TH PL NE
008	124500	1833	4/4/05	\$540,000	1240	570	7	1979	4	10000	N	N	512 15TH AVE
008	124550	0725	6/15/04	\$448,000	1240	0	7	1957	3	13869	N	N	1830 7TH ST W
008	123940	0560	1/17/06	\$551,000	1250	0	7	1967	4	10656	Y	N	7620 115TH PL NE
008	124500	1869	10/5/06	\$750,000	1250	400	7	1967	3	15000	N	N	435 16TH LN
008	175020	0080	5/10/04	\$310,000	1250	520	7	1983	3	8384	N	N	11411 113TH PL NE
008	259101	0020	10/19/04	\$292,000	1250	0	7	1986	3	6586	N	N	11703 NE 105TH LN
008	259101	0040	5/17/06	\$402,000	1250	0	7	1986	3	7029	N	N	11707 NE 105TH LN
008	259101	0040	8/21/06	\$484,500	1250	0	7	1986	3	7029	N	N	11707 NE 105TH LN
008	388580	4305	2/22/05	\$735,000	1250	910	7	1958	4	7834	Y	N	1217 1ST ST
008	419170	0130	1/10/05	\$432,800	1250	1250	7	1964	4	9628	N	N	11044 111TH AVE NE
008	123850	0975	8/8/05	\$449,950	1260	600	7	1980	3	10080	N	N	9600 116TH AVE NE
008	124500	0380	5/18/06	\$467,500	1260	0	7	1955	4	10290	N	N	1950 3RD ST
008	124550	0627	10/11/04	\$565,000	1260	0	7	1955	4	6800	N	N	1933 7TH ST W
008	322605	9097	6/23/05	\$385,000	1260	0	7	1959	4	11575	N	N	10645 NE 116TH ST
008	322605	9097	6/22/06	\$575,000	1260	0	7	1959	4	11575	N	N	10645 NE 116TH ST
008	322605	9104	9/7/05	\$395,000	1260	530	7	1979	4	14810	N	N	11230 NE 112TH ST
008	375890	0001	10/28/05	\$533,000	1260	510	7	1978	3	10678	Y	N	11004 100TH AVE NE
008	388580	7125	12/16/05	\$525,000	1260	0	7	1953	4	5500	N	N	429 8TH AVE
008	664200	0060	6/28/06	\$340,715	1260	0	7	1964	3	10200	N	N	10005 116TH AVE NE
008	419170	0080	12/23/04	\$344,350	1270	1120	7	1964	4	9480	N	N	11001 111TH AVE NE
008	124500	1460	11/1/06	\$753,850	1280	0	7	1936	5	7205	Y	N	1634 2ND ST
008	388580	2540	3/21/06	\$715,000	1280	480	7	1942	3	7200	Y	N	541 14TH AVE W
008	124500	3375	8/11/05	\$587,500	1290	0	7	1966	3	12005	N	N	1012 5TH ST
008	123570	0072	7/15/04	\$384,290	1300	400	7	1990	3	13163	N	N	10728 108TH AVE NE
008	123940	0570	1/31/05	\$595,000	1300	630	7	1947	5	14135	Y	N	7624 115TH PL NE
008	322605	9079	8/10/04	\$280,000	1300	0	7	1955	3	12432	N	N	11236 108TH AVE NE
008	388580	5640	3/17/05	\$452,000	1300	0	7	1960	4	7200	N	N	627 9TH AVE
008	259101	0310	5/1/06	\$385,000	1310	0	7	1982	3	2750	N	N	11805 NE 105TH CT
008	085600	1195	11/14/05	\$690,000	1320	0	7	1966	4	8400	Y	N	696 16TH AVE W

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	124500	2060	4/13/06	\$550,000	1320	0	7	1978	3	10000	N	N	412 13TH AVE
008	358480	0150	2/13/06	\$565,000	1320	0	7	1961	4	6030	N	N	1211 6TH ST
008	388580	7231	8/27/04	\$408,780	1330	0	7	1960	3	7700	N	N	509 8TH AVE
008	111250	0020	12/9/04	\$440,000	1340	0	7	1965	4	6526	N	N	1303 5TH ST
008	175020	0120	2/10/05	\$380,000	1340	640	7	1981	3	9085	N	N	11418 113TH PL NE
008	369910	0100	6/27/06	\$395,000	1340	0	7	1962	3	9929	N	N	11104 105TH AVE NE
008	388690	2870	2/3/05	\$416,500	1340	610	7	1952	5	7200	N	N	11540 NE 91ST ST
008	521200	0070	11/16/05	\$452,500	1340	430	7	1976	3	11473	N	N	11008 106TH AVE NE
008	123630	0325	5/14/04	\$415,000	1350	0	7	1975	4	8500	N	N	11205 NE 94TH ST
008	123940	0707	7/20/06	\$450,000	1350	0	7	1952	4	10318	N	N	11515 NE 75TH ST
008	388580	5011	7/12/06	\$575,000	1350	500	7	1978	3	7200	N	N	320 9TH AVE
008	123650	0021	5/6/04	\$336,500	1360	0	7	1967	3	11175	N	N	9445 116TH AVE NE
008	123850	0990	6/20/06	\$435,000	1360	0	7	1978	4	10890	N	N	11613 NE 97TH PL
008	123850	1117	4/24/06	\$420,000	1360	0	7	1976	3	10652	N	N	11642 NE 92ND ST
008	124500	0390	7/3/06	\$480,000	1380	0	7	1955	4	11025	N	N	1942 3RD ST
008	375890	0315	8/25/06	\$440,000	1380	0	7	1957	4	10749	N	N	10843 104TH AVE NE
008	085600	1160	5/26/04	\$499,000	1390	0	7	1954	5	6840	N	N	635 17TH AVE W
008	124500	3330	12/21/04	\$660,000	1390	0	7	1926	4	16875	N	N	1046 5TH ST
008	124500	3470	11/24/04	\$463,000	1390	0	7	1914	4	10560	N	N	1243 6TH ST
008	358480	0060	5/18/04	\$429,000	1390	0	7	1961	5	6240	N	N	1219 5TH PL
008	664200	0090	8/23/05	\$427,500	1420	0	7	1963	4	10150	N	N	11502 NE 100TH ST
008	124500	1766	4/18/06	\$600,000	1430	590	7	1979	3	8714	N	N	428 16TH LN
008	332605	9090	6/22/04	\$480,000	1430	0	7	1961	4	50529	N	N	11660 NE 112TH ST
008	123940	0470	11/17/04	\$404,500	1440	0	7	1931	4	6015	Y	N	7716 115TH PL NE
008	123940	0470	1/9/06	\$444,000	1440	0	7	1931	4	6015	Y	N	7716 115TH PL NE
008	388580	1875	4/26/04	\$775,000	1450	0	7	1909	4	8400	Y	N	402 10TH AVE W
008	388580	6525	4/6/05	\$765,000	1450	580	7	1915	4	9600	Y	N	128 8TH AVE
008	124500	1870	7/7/06	\$685,000	1460	1000	7	1974	3	8094	N	N	408 15TH AVE
008	124500	2565	10/25/05	\$600,000	1460	0	7	1949	3	9000	N	N	135 14TH AVE
008	388580	5454	12/7/04	\$397,500	1460	0	7	1965	3	7200	N	N	634 9TH AVE
008	388580	7140	4/6/04	\$529,000	1460	0	7	1993	3	8250	N	N	718 4TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	124500	2950	7/14/04	\$450,950	1470	0	7	1965	5	7408	N	N	1031 3RD ST
008	374000	0110	3/25/05	\$445,000	1470	0	7	1968	3	10910	N	N	1505 3RD PL
008	388580	6435	11/3/06	\$725,000	1470	500	7	1979	4	10800	N	N	242 8TH AVE
008	080200	0150	11/3/06	\$538,500	1480	1040	7	2005	3	9500	N	N	11212 115TH PL NE
008	124500	0170	5/9/05	\$320,000	1480	0	7	1957	4	13500	N	N	1922 1ST ST
008	374000	0080	3/3/04	\$425,000	1480	0	7	1968	4	6697	N	N	1517 3RD PL
008	386380	0100	8/31/04	\$385,000	1480	0	7	1968	4	6300	N	N	1929 4TH PL
008	386380	0100	12/23/04	\$439,000	1480	0	7	1968	4	6300	N	N	1929 4TH PL
008	388690	4055	5/17/04	\$380,000	1480	1480	7	1951	3	14400	N	N	11420 NE 92ND ST
008	080200	0110	10/31/06	\$416,500	1490	530	7	1962	3	9375	N	N	11511 NE 113TH PL
008	375610	0085	12/23/05	\$407,500	1490	0	7	1959	4	10748	N	N	10170 NE 112TH PL
008	398270	1230	7/2/04	\$400,000	1490	580	7	1976	3	10800	N	N	630 14TH PL NE
008	085600	0015	10/15/04	\$785,000	1500	830	7	1949	4	8400	Y	N	603 11TH AVE W
008	085600	0705	1/10/06	\$750,000	1500	0	7	1952	4	7200	Y	N	666 14TH AVE W
008	388580	2360	5/28/04	\$480,000	1500	0	7	1957	3	9600	N	N	515 13TH AVE W
008	388580	7085	2/6/06	\$525,000	1500	0	7	1988	3	5500	N	N	328 7TH AVE
008	521200	0010	2/21/06	\$539,000	1500	0	7	1962	3	11355	N	N	11159 106TH AVE NE
008	124500	3431	12/23/04	\$431,000	1510	0	7	1983	3	12500	N	N	1113 6TH ST
008	322605	9137	8/24/05	\$366,840	1510	0	7	1968	4	10454	N	N	10904 NE 112TH ST
008	174170	0020	8/23/04	\$567,000	1520	0	7	2004	3	7701	N	N	540 1ST AVE S
008	542170	0010	12/22/05	\$484,000	1520	870	7	1960	3	9568	N	N	11040 108TH PL NE
008	085600	1170	9/19/05	\$690,000	1530	870	7	1997	3	8400	N	N	665 17TH AVE W
008	124550	0585	6/21/05	\$650,000	1530	460	7	1925	5	9870	N	N	740 18TH AVE W
008	144300	0070	8/29/06	\$455,000	1530	1530	7	1960	3	11475	N	N	11234 110TH AVE NE
008	259101	0180	5/16/06	\$385,500	1530	0	7	1986	3	2913	N	N	11826 NE 105TH CT
008	389310	0817	8/15/05	\$349,950	1530	0	7	1968	3	9900	N	N	11515 NE 112TH ST
008	542170	0025	6/20/06	\$520,000	1530	730	7	1960	3	16030	N	N	11008 108TH PL NE
008	123850	1170	6/23/06	\$555,000	1540	0	7	1951	3	20650	N	N	9041 SLATER AVE NE
008	123570	0042	5/31/06	\$589,950	1550	0	7	1999	3	8855	N	N	11004 NE 108TH ST
008	259101	0190	1/22/04	\$255,000	1560	0	7	1986	3	2912	N	N	11824 NE 105TH CT
008	259101	0190	10/17/06	\$370,000	1560	0	7	1986	3	2912	N	N	11824 NE 105TH CT

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	259101	0260	4/28/06	\$405,000	1560	0	7	1982	3	2725	N	N	11708 NE 105TH CT
008	259101	0270	7/5/06	\$429,000	1560	0	7	1982	3	2907	N	N	11706 NE 105TH CT
008	327579	0020	4/14/05	\$499,950	1560	990	7	1979	4	10400	N	N	10414 115TH PL NE
008	388580	2580	7/28/04	\$575,000	1560	0	7	1941	4	8400	N	N	548 13TH AVE W
008	664200	0050	2/23/04	\$309,950	1560	0	7	1964	4	9000	N	N	10007 116TH AVE NE
008	374000	0070	3/1/05	\$385,000	1570	0	7	1968	3	8273	N	N	1521 3RD PL
008	388580	6845	3/21/06	\$860,000	1570	810	7	1933	5	5100	N	N	137 8TH AVE
008	388690	4005	2/23/06	\$600,000	1570	0	7	1967	5	8960	N	N	11447 NE 94TH ST
008	123850	1098	7/18/06	\$510,000	1580	0	7	1987	3	8506	N	N	11635 NE 95TH ST
008	124500	1140	1/28/05	\$610,000	1590	940	7	1980	4	8448	Y	N	1601 1ST ST
008	322605	9111	8/30/04	\$355,000	1590	0	7	1998	3	8628	N	N	11529 111TH PL NE
008	227360	0100	7/6/06	\$449,900	1610	0	7	1983	5	8505	N	N	9806 116TH PL NE
008	227360	0300	11/15/04	\$363,500	1610	0	7	1984	3	8532	N	N	11607 NE 97TH ST
008	227360	0470	12/8/04	\$335,000	1610	0	7	1983	3	8504	N	N	9520 117TH PL NE
008	123510	0200	4/1/06	\$580,000	1620	720	7	1956	3	23900	N	N	307 SLATER ST
008	250550	0071	8/3/04	\$495,000	1620	0	7	1983	4	8612	Y	N	619 8TH ST S
008	375950	0023	8/28/06	\$475,000	1620	0	7	1990	3	9197	N	N	10817 106TH CT NE
008	388580	4290	6/21/05	\$825,000	1620	560	7	1937	5	7834	Y	N	1223 1ST ST
008	388580	8280	5/28/04	\$535,000	1620	0	7	1913	5	5100	N	N	147 6TH AVE
008	388580	8280	5/6/05	\$680,000	1620	0	7	1913	5	5100	N	N	147 6TH AVE
008	085600	0450	7/12/06	\$955,000	1630	1630	7	1956	3	8271	Y	N	815 14TH AVE W
008	322605	9140	5/11/05	\$310,000	1630	0	7	1968	4	9583	N	N	11402 NE 112TH ST
008	085600	1060	12/4/06	\$750,000	1640	0	7	1930	3	8160	N	N	1607 8TH ST W
008	227360	0130	8/25/06	\$549,950	1640	0	7	1983	4	8509	N	N	9830 116TH PL NE
008	085600	1515	11/3/04	\$395,000	1650	0	7	1981	3	3073	N	N	630 18TH AVE W
008	124500	1746	8/24/06	\$524,000	1650	0	7	1961	3	7260	N	N	345 18TH AVE
008	202060	0030	2/20/04	\$535,000	1650	1070	7	1997	3	10888	N	N	817 8TH AVE S
008	227360	0070	6/22/06	\$449,000	1650	0	7	1983	3	8610	N	N	9807 116TH PL NE
008	227360	0180	10/28/04	\$333,000	1650	0	7	1983	3	8591	N	N	11623 NE 100TH ST
008	395550	0160	8/27/04	\$275,000	1650	0	7	1961	4	10140	N	N	11459 109TH AVE NE
008	375610	0035	5/17/06	\$564,000	1660	1020	7	1972	3	10000	N	N	10156 NE 113TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	124500	2995	9/1/05	\$630,000	1670	0	7	1984	3	10726	N	N	249 13TH AVE
008	321154	0030	4/19/05	\$372,000	1680	0	7	1983	3	8499	N	N	11514 112TH AVE NE
008	388580	0305	9/26/06	\$893,000	1680	0	7	1900	4	4823	Y	N	122 WAVERLY WAY
008	388580	0805	3/22/04	\$735,000	1680	620	7	1965	4	5725	Y	N	331 8TH AVE W
008	388580	0805	6/4/04	\$748,000	1680	620	7	1965	4	5725	Y	N	331 8TH AVE W
008	664200	0010	1/19/05	\$375,000	1680	0	7	1963	3	9600	N	N	10303 116TH AVE NE
008	664200	0080	3/3/04	\$319,500	1680	0	7	1962	4	9000	N	N	10001 116TH AVE NE
008	395550	0140	9/26/06	\$458,500	1700	0	7	1961	4	10530	N	N	11443 109TH AVE NE
008	259101	0070	10/26/05	\$396,000	1720	0	7	1987	3	9587	N	N	11713 NE 105TH LN
008	259101	0070	11/16/06	\$428,500	1720	0	7	1987	3	9587	N	N	11713 NE 105TH LN
008	124500	2320	6/2/05	\$725,000	1740	0	7	1949	4	8305	N	N	1412 2ND ST
008	388580	5935	9/11/06	\$639,000	1740	0	7	1958	4	9000	N	N	532 8TH AVE
008	663390	0080	4/26/04	\$365,000	1750	0	7	1991	3	4302	N	N	10622 NE 107TH PL
008	663390	0030	7/20/05	\$429,000	1760	0	7	1991	3	3641	N	N	10706 NE 107TH PL
008	663390	0100	7/12/04	\$365,000	1770	0	7	1991	3	4928	N	N	10610 107TH PL NE
008	866343	0050	4/7/05	\$400,000	1770	0	7	1980	4	9465	N	N	11320 116TH PL NE
008	206300	0140	7/5/05	\$480,000	1820	0	7	1964	3	10500	N	N	10304 112TH AVE NE
008	388580	0540	2/9/06	\$889,000	1820	0	7	1983	4	5725	Y	N	202 5TH AVE W
008	259101	0080	2/21/06	\$435,000	1830	0	7	1982	3	6127	N	N	11715 NE 105TH LN
008	375610	0165	7/27/06	\$675,000	1830	900	7	1958	3	10000	Y	N	10140 NE 112TH PL
008	398270	3030	10/18/06	\$619,345	1840	0	7	1916	5	9600	N	N	634 12TH AVE
008	388580	7916	12/19/05	\$389,000	1890	0	7	1986	4	5500	Y	N	620 2ND ST
008	430820	0200	1/13/06	\$575,000	1900	0	7	1964	4	10080	N	N	602 17TH AVE W
008	085600	0185	9/2/04	\$825,000	1910	0	7	1993	3	8400	Y	N	549 11TH AVE W
008	124710	0045	11/3/04	\$639,950	1910	0	7	1987	3	8625	N	N	11320 NE 88TH ST
008	124550	0628	3/1/05	\$385,000	1920	0	7	1990	3	3000	N	N	1825 7TH ST W
008	124500	1548	6/21/04	\$499,000	1930	0	7	1999	4	10200	N	N	1529 3RD ST
008	321154	0080	5/20/04	\$354,000	1960	0	7	1983	3	9025	N	N	11422 112TH PL NE
008	322605	9089	7/15/05	\$468,800	1960	0	7	1944	5	11761	N	N	10005 FORBES CREEK DR
008	123850	1096	8/17/06	\$570,000	2010	0	7	1987	4	8506	N	N	11617 NE 95TH ST
008	123630	0150	2/26/04	\$416,500	2040	0	7	1984	3	13650	N	N	11523 NE 97TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	123630	0150	1/27/06	\$554,000	2040	0	7	1984	3	13650	N	N	11523 NE 97TH ST
008	250550	0009	9/25/06	\$540,000	2040	0	7	1961	5	8281	Y	N	810 7TH ST S
008	388580	3260	6/22/06	\$885,000	2070	0	7	1940	5	8400	N	N	1623 6TH ST W
008	321154	0130	6/25/04	\$368,500	2080	0	7	1982	3	8501	N	N	11429 112TH PL NE
008	321154	0130	8/29/06	\$540,000	2080	0	7	1982	3	8501	N	N	11429 112TH PL NE
008	375590	0080	5/2/06	\$589,000	2140	0	7	1954	4	15600	N	N	10436 NE 112TH ST
008	124500	1035	10/7/05	\$599,000	2160	0	7	1955	4	7793	N	N	120 18TH PL
008	388580	4840	3/14/05	\$733,000	2190	0	7	1924	5	8400	Y	N	118 9TH AVE
008	389010	0039	7/27/06	\$390,000	2200	0	7	1985	3	10000	N	N	10639 NE 106TH ST
008	375610	0025	10/18/04	\$372,500	2220	0	7	1969	4	10000	N	N	10170 NE 113TH PL
008	375890	0118	2/11/05	\$432,100	2240	0	7	1967	5	9597	N	N	10223 NE 112TH ST
008	375610	0030	9/29/04	\$337,000	2250	0	7	1972	4	10000	N	N	10162 NE 113TH PL
008	609500	0040	7/29/04	\$470,000	2370	0	7	1963	4	11186	N	N	10616 NE 109TH ST
008	124500	3224	7/25/05	\$450,000	2380	0	7	1965	3	12000	N	N	436 10TH AVE
008	332605	9170	7/10/06	\$822,000	2380	0	7	1993	3	10602	N	N	10024 116TH AVE NE
008	398270	0740	4/21/05	\$812,000	2400	1040	7	2004	3	7680	N	N	11124 NE 97TH ST
008	124500	3770	9/1/05	\$850,000	2410	960	7	1921	5	6000	N	N	127 10TH AVE
008	430820	0090	10/11/05	\$680,000	2460	0	7	1938	5	10560	N	N	605 18TH AVE W
008	376440	0220	7/15/04	\$440,000	2510	0	7	1988	4	17000	N	N	11108 NE 104TH WAY
008	144300	0030	4/1/05	\$385,000	2580	0	7	1960	3	14412	N	N	11251 110TH AVE NE
008	123650	0025	3/3/06	\$715,000	2630	0	7	1991	3	15600	N	N	9435 116TH AVE NE
008	124500	3420	8/24/06	\$675,700	2760	880	7	1988	4	10000	N	N	1107 6TH ST
008	123510	0371	6/10/05	\$481,000	3550	0	7	1960	3	9600	N	N	8035 116TH AVE NE
008	124500	0900	11/30/05	\$622,495	1080	460	8	1977	5	7507	N	N	1819 3RD ST
008	202060	0010	2/22/06	\$824,850	1080	1060	8	1981	4	8510	Y	N	814 8TH ST S
008	259102	0280	12/9/04	\$346,950	1110	310	8	1987	3	6075	N	N	11849 NE 105TH LN
008	259102	0260	4/25/06	\$409,900	1150	310	8	1987	3	6310	N	N	11846 NE 105TH LN
008	389210	0055	11/1/05	\$799,500	1160	0	8	2002	3	8000	N	N	742 2ND ST S
008	375950	0037	10/27/04	\$360,000	1200	700	8	1984	3	10758	N	N	10903 106TH AVE NE
008	388580	4520	2/19/04	\$600,000	1200	140	8	1958	3	6758	Y	N	1112 1ST ST
008	155460	0080	6/8/04	\$394,000	1220	380	8	1988	3	8566	N	N	11329 117TH PL NE

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**Area 74**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	172080	0305	5/16/06	\$681,900	1220	0	8	1979	3	2100	Y	N	211 7TH AVE S
008	390231	0210	11/1/06	\$575,000	1250	850	8	1980	3	8800	N	N	11627 NE 101ST PL
008	124500	0850	6/5/06	\$758,000	1270	1010	8	1969	5	9500	Y	N	1824 2ND ST
008	124500	2030	6/4/04	\$522,000	1270	1000	8	1983	3	12531	N	N	1454 4TH ST
008	390230	0130	6/24/05	\$389,000	1270	500	8	1980	3	10800	N	N	11819 NE 103RD PL
008	388580	1405	10/4/04	\$700,000	1280	1280	8	1951	3	7200	Y	N	430 8TH AVE W
008	388580	2005	1/8/04	\$750,000	1290	1020	8	1992	3	7200	Y	N	322 10TH AVE W
008	375401	0010	7/18/05	\$550,500	1320	930	8	1979	4	7125	N	N	207 19TH PL
008	148930	0125	6/28/04	\$538,000	1340	1190	8	1961	4	6000	Y	N	1113 2ND ST
008	375401	0020	3/16/06	\$628,950	1340	400	8	1979	4	7200	N	N	211 19TH PL
008	124500	0501	4/29/05	\$450,950	1360	350	8	1989	3	9159	N	N	1935 5TH ST
008	390230	0100	1/27/04	\$335,000	1360	440	8	1980	3	8475	N	N	11725 NE 102ND PL
008	388580	7900	7/19/05	\$660,000	1370	800	8	1986	4	5500	N	N	225 7TH AVE
008	390231	0060	5/7/04	\$369,950	1370	530	8	1980	3	7700	N	N	10022 117TH PL NE
008	184265	0180	6/10/04	\$416,280	1380	480	8	1977	3	6175	N	N	555 19TH PL
008	681630	0070	9/27/05	\$380,000	1380	820	8	1987	3	2442	N	N	11425 NE 115TH CT
008	681630	0080	11/9/04	\$340,000	1380	820	8	1987	3	2462	N	N	11427 NE 115TH CT
008	681630	0280	5/14/04	\$282,000	1380	820	8	1987	3	2462	N	N	11515 NE 115TH CT
008	681630	0280	9/18/06	\$435,000	1380	820	8	1987	3	2462	N	N	11515 NE 115TH CT
008	124500	0215	9/7/04	\$550,000	1390	580	8	1986	3	12600	N	N	1929 2ND ST
008	124550	0526	10/21/05	\$1,000,000	1400	0	8	1953	5	17000	N	N	1953 9TH ST W
008	388580	1270	10/26/05	\$985,000	1410	1170	8	1968	5	7200	Y	N	314 8TH AVE W
008	390230	0440	9/24/04	\$435,000	1420	490	8	1980	4	9009	N	N	11607 NE 103RD PL
008	390230	0480	2/13/04	\$415,000	1420	830	8	1979	3	8030	N	N	10231 117TH PL NE
008	390231	0250	11/20/06	\$615,000	1420	1050	8	1980	3	7125	N	N	11632 NE 101ST PL
008	080200	0020	12/15/05	\$550,000	1430	1380	8	1962	3	10000	N	N	11211 115TH PL NE
008	375950	0020	11/27/06	\$870,000	1430	560	8	1977	3	34169	N	N	10808 104TH AVE NE
008	124500	2485	4/18/06	\$875,000	1440	1180	8	1990	3	5101	Y	N	128 14TH AVE
008	390230	0080	12/7/04	\$380,000	1440	800	8	1982	3	8658	N	N	10210 117TH PL NE
008	390230	0140	12/29/05	\$435,000	1440	490	8	1980	3	10800	N	N	10217 119TH AVE NE
008	390231	0240	5/26/05	\$462,000	1450	650	8	1980	3	8000	N	N	11626 NE 101ST PL

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**Area 74**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	124550	0675	9/12/05	\$1,140,000	1460	500	8	1965	4	16968	N	N	810 19TH LN W
008	147270	0230	7/18/05	\$497,500	1460	750	8	1987	3	8858	N	N	10530 115TH PL NE
008	388580	0800	7/6/06	\$980,000	1460	1140	8	1957	4	5725	Y	N	323 8TH AVE W
008	388580	4960	5/4/05	\$755,000	1460	0	8	2001	3	7200	N	N	230 9TH AVE
008	375890	0010	3/23/06	\$739,950	1470	900	8	1959	5	10748	Y	N	11026 100TH AVE NE
008	388580	0665	4/28/05	\$1,000,000	1470	1310	8	1968	5	4786	Y	N	500 WAVERLY WAY
008	388580	0665	9/12/06	\$1,499,000	1470	1310	8	1968	5	4786	Y	N	500 WAVERLY WAY
008	390230	0500	8/5/04	\$375,000	1470	880	8	1980	3	8500	N	N	11628 NE 102ND PL
008	124500	1938	10/1/04	\$440,000	1480	860	8	1978	4	10310	N	N	1522 5TH PL
008	681630	0230	12/20/04	\$329,990	1480	0	8	1987	3	1848	N	N	11414 115TH LN NE
008	681630	0260	4/13/05	\$359,000	1480	0	8	1987	3	1848	N	N	11518 NE 114TH CT
008	376450	0290	1/9/06	\$485,000	1500	0	8	1995	3	8524	Y	N	10518 111TH AVE NE
008	388580	2285	2/8/06	\$700,000	1500	1140	8	1961	3	7200	Y	N	430 11TH AVE W
008	259102	0020	2/7/06	\$440,000	1510	0	8	1987	3	5541	N	N	10621 117TH PL NE
008	259102	0020	6/2/06	\$565,000	1510	0	8	1987	3	5541	N	N	10621 117TH PL NE
008	259102	0170	11/23/04	\$343,000	1520	0	8	1988	3	5167	N	N	10610 118TH PL NE
008	124550	0528	10/18/06	\$875,000	1540	0	8	1962	5	15000	N	N	1835 9TH ST W
008	259102	0160	12/29/04	\$354,000	1540	0	8	1988	3	4677	N	N	10622 118TH PL NE
008	259102	0560	5/6/04	\$355,000	1550	0	8	1987	3	5511	N	N	11717 NE 106TH LN
008	681630	0060	4/27/05	\$338,000	1550	0	8	1987	3	2657	N	N	11417 NE 115TH CT
008	681630	0060	10/9/06	\$418,500	1550	0	8	1987	3	2657	N	N	11417 NE 115TH CT
008	681630	0130	11/18/04	\$305,000	1550	0	8	1987	3	2657	N	N	11415 115TH LN NE
008	681630	0220	7/22/04	\$325,000	1550	0	8	1987	3	2657	N	N	11412 115TH LN NE
008	681630	0320	11/10/06	\$409,000	1550	0	8	1987	3	2501	N	N	11510 NE 115TH CT
008	390230	0490	6/20/06	\$760,000	1570	900	8	1981	3	8470	N	N	11704 NE 102ND PL
008	259102	0300	6/21/06	\$444,000	1600	0	8	1988	3	8910	N	N	11843 NE 105TH LN
008	389010	0053	9/16/04	\$530,000	1620	750	8	1995	3	8516	N	N	404 NE 20TH ST
008	375890	0280	8/5/04	\$432,500	1650	940	8	1961	4	9426	N	N	10323 NE 110TH ST
008	259102	0100	2/1/05	\$360,000	1660	0	8	1987	3	5000	N	N	11718 NE 107TH PL
008	259102	0230	4/18/05	\$355,000	1660	0	8	1988	3	6744	N	N	10514 118TH PL NE
008	259102	0510	5/31/05	\$450,000	1670	0	8	1987	3	5748	N	N	11724 NE 106TH LN

**Improved Sales Used in this Annual Update Analysis**  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	681630	0100	7/14/04	\$299,000	1670	0	8	1988	3	2161	N	N	11503 115TH LN NE
008	681630	0240	9/26/05	\$395,000	1670	0	8	1987	3	2227	N	N	11416 115TH LN NE
008	521200	0040	6/25/04	\$285,000	1680	0	8	1960	3	11356	N	N	11129 106TH AVE NE
008	123940	0350	2/11/05	\$645,000	1700	1610	8	1979	4	8500	Y	N	7821 115TH PL NE
008	250550	0166	12/13/05	\$560,000	1720	0	8	1992	3	7906	N	N	621 5TH AVE S
008	124500	0861	5/2/05	\$600,000	1740	570	8	1988	3	7211	N	N	226 18TH AVE
008	389310	0821	5/24/04	\$358,850	1740	0	8	1994	3	8727	N	N	11626 NE 111TH ST
008	390230	0350	9/1/04	\$320,000	1740	650	8	1979	4	8858	N	N	11726 NE 102ND PL
008	390230	0350	6/22/05	\$525,000	1740	650	8	1979	4	8858	N	N	11726 NE 102ND PL
008	721650	0070	6/30/05	\$618,500	1770	0	8	1988	3	5088	N	N	933 6TH PLS
008	147270	0190	7/20/04	\$499,950	1790	0	8	1986	3	11131	N	N	10523 115TH PL NE
008	327579	0050	7/12/06	\$682,000	1790	500	8	1979	3	8632	N	N	10510 115TH PL NE
008	388580	1930	7/3/06	\$830,000	1820	0	8	2002	3	3600	N	N	315 11TH AVE W
008	388580	4261	5/19/06	\$1,050,000	1830	0	8	1968	4	9523	Y	N	1212 1ST ST
008	327578	0030	6/10/05	\$529,900	1840	350	8	1977	4	8636	N	N	11411 NE 103RD ST
008	388580	6390	9/29/05	\$889,900	1840	920	8	1987	5	7200	Y	N	218 8TH AVE
008	123570	0063	5/20/05	\$458,000	1850	0	8	1995	3	8553	N	N	10822 NE 108TH ST
008	124500	2900	8/29/05	\$772,000	1850	0	8	2005	3	7200	N	N	1020 2ND ST
008	389310	0831	3/4/05	\$409,900	1910	0	8	1993	3	8694	N	N	11628 NE 111TH ST
008	147270	0020	11/8/04	\$469,000	1920	0	8	1987	3	14968	N	N	11404 NE 103RD ST
008	155460	0010	7/24/06	\$575,000	1920	670	8	1989	3	8531	N	N	11208 117TH PL NE
008	259102	0430	10/22/04	\$374,950	1950	0	8	1987	3	5740	N	N	10627 118TH PL NE
008	329573	0070	9/29/05	\$624,950	1950	0	8	1995	3	6621	N	N	11505 NE 107TH PL
008	329573	0080	11/14/06	\$630,000	1950	0	8	1995	3	8632	N	N	11508 NE 107TH PL
008	388580	7270	11/16/05	\$657,000	1970	0	8	1987	3	6506	N	N	518 7TH AVE
008	206300	0020	1/26/04	\$435,000	1990	570	8	1986	3	12150	N	N	10230 111TH AVE NE
008	082505	9191	3/3/06	\$575,000	2010	0	8	1948	3	9396	N	N	102 6TH ST S
008	124710	0052	7/5/05	\$894,980	2020	1280	8	2004	3	8400	Y	N	11407 NE 90TH ST
008	375401	0040	2/18/05	\$479,000	2020	0	8	1981	3	8800	Y	N	221 19TH PL
008	721650	0100	11/1/04	\$500,000	2020	0	8	1989	3	5428	N	N	924 6TH PLS
008	124500	3065	3/13/06	\$687,730	2030	0	8	1916	5	7842	N	N	1016 3RD ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	124500	2277	10/12/04	\$565,000	2040	0	8	1989	3	12437	N	N	1403 4TH ST
008	388580	5630	8/4/04	\$645,000	2040	0	8	2001	3	7200	N	N	631 9TH AVE
008	147270	0150	10/25/06	\$735,000	2050	0	8	1987	3	8513	N	N	10514 114TH PL NE
008	329573	0150	2/21/06	\$599,000	2050	730	8	1995	3	5692	N	N	11528 NE 107TH PL
008	329573	0110	2/4/05	\$543,000	2070	730	8	1994	3	7172	N	N	11514 NE 107TH PL
008	124500	0860	6/19/06	\$765,000	2080	0	8	1988	3	9300	N	N	224 18TH AVE
008	124500	3290	2/17/05	\$631,000	2110	0	8	1975	5	7500	N	N	1217 5TH ST
008	329573	0030	5/9/05	\$510,000	2110	0	8	1996	3	5482	N	N	11517 NE 107TH PL
008	123850	1174	6/28/05	\$650,000	2110	0	8	1998	3	8880	N	N	9036 116TH AVE NE
008	111250	0060	2/12/04	\$452,500	2120	0	8	1965	5	6641	N	N	1306 5TH ST
008	329573	0120	10/13/04	\$525,000	2130	1080	8	1996	3	6331	N	N	11516 NE 107TH PL
008	329573	0050	10/20/04	\$428,950	2150	0	8	1995	3	8060	N	N	11509 NE 107TH PL
008	123630	0220	2/23/05	\$649,950	2160	0	8	2004	3	7952	N	N	11448 NE 95TH ST
008	123630	0220	8/29/06	\$779,950	2160	0	8	2004	3	7952	N	N	11448 NE 95TH ST
008	390230	0020	6/30/04	\$378,000	2170	0	8	1980	3	8690	N	N	11615 NE 102ND PL
008	388580	0285	7/25/05	\$1,095,000	2180	0	8	1989	3	7650	Y	N	142 WAVERLY WAY
008	123630	0214	2/28/05	\$639,950	2190	0	8	2004	3	7982	N	N	11516 NE 95TH ST
008	124500	3061	8/4/04	\$537,000	2200	730	8	1994	3	7648	N	N	1014 3RD ST
008	375890	0005	9/3/04	\$560,000	2220	0	8	1978	3	10477	Y	N	10009 NE 112TH ST
008	375890	0005	8/23/06	\$745,000	2220	0	8	1978	3	10477	Y	N	10009 NE 112TH ST
008	388580	3320	7/12/04	\$583,000	2300	0	8	1940	5	7200	N	N	610 16TH AVE W
008	124500	0378	8/18/05	\$660,000	2320	0	8	1995	3	7900	N	N	317 20TH AVE
008	124500	1261	12/5/06	\$850,000	2350	0	8	2006	4	6500	N	N	1601 2ND ST
008	124500	2820	1/12/05	\$650,000	2360	0	8	1990	3	9000	N	N	146 12TH AVE
008	390230	0110	12/15/04	\$371,500	2380	0	8	1980	3	9000	N	N	11731 NE 102ND PL
008	390230	0110	5/23/05	\$510,000	2380	0	8	1980	3	9000	N	N	11731 NE 102ND PL
008	388580	2570	3/23/05	\$720,000	2390	1310	8	2000	3	8418	Y	N	597 14TH AVE W
008	124500	2120	4/21/05	\$672,000	2400	0	8	1993	3	8553	N	N	1321 5TH LN
008	148930	0030	12/22/05	\$695,000	2410	0	8	1994	3	6000	N	N	133 12TH AVE
008	250550	0036	4/23/04	\$520,000	2430	0	8	1992	3	8264	Y	N	606 7TH ST S
008	123630	0215	2/28/05	\$637,000	2460	0	8	2004	3	8018	N	N	11524 NE 95TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	123630	0221	3/9/05	\$678,888	2470	0	8	2004	3	7955	N	N	11450 NE 95TH ST
008	123630	0221	4/26/05	\$692,888	2470	0	8	2004	3	7955	N	N	11450 NE 95TH ST
008	123630	0225	2/3/04	\$590,000	2502	0	8	1995	3	14200	N	N	11446 NE 95TH ST
008	398270	1485	3/28/05	\$625,000	2540	0	8	1990	3	8680	N	N	9620 110TH AVE NE
008	873239	0050	11/4/04	\$455,000	2540	0	8	1998	3	11407	N	N	11628 94TH PL NE
008	873239	0050	8/25/05	\$575,000	2540	0	8	1998	3	11407	N	N	11628 94TH PL NE
008	124500	0438	11/21/06	\$841,000	2620	0	8	1996	3	9157	N	N	324 19TH AVE
008	388580	4490	6/8/04	\$930,000	2660	1010	8	1994	4	9523	Y	N	1122 1ST ST
008	124500	1876	11/4/05	\$669,000	2690	0	8	1993	3	8254	N	N	421 16TH LN
008	375890	0186	1/28/05	\$533,500	2780	0	8	1990	3	11876	N	N	10807 101ST AVE NE
008	388580	2785	4/29/04	\$729,950	2960	0	8	1992	3	7800	Y	N	428 13TH AVE W
008	123940	0185	4/28/04	\$632,500	3500	0	8	2001	3	9938	N	N	414 10TH ST S
008	312605	9043	9/19/06	\$900,000	960	800	9	1976	4	17728	Y	N	729 14TH AVE W
008	388580	5386	1/25/05	\$710,000	1080	1080	9	2000	3	6600	N	N	924 6TH ST
008	389310	0160	8/25/05	\$670,000	1170	1680	9	2005	3	13201	N	N	10007 111TH AVE NE
008	398270	0250	2/12/04	\$499,950	1450	1320	9	1991	3	7800	N	N	713 17TH AVE
008	124550	0939	10/2/06	\$1,293,650	1460	770	9	1968	5	9753	Y	N	1601 10TH ST W
008	179150	0139	10/25/04	\$689,000	1590	690	9	1995	3	7649	Y	N	11317 100TH AVE NE
008	389310	0161	8/24/05	\$764,800	1650	1620	9	2005	3	10638	N	N	11001 NE 100TH PL
008	376450	0070	4/28/05	\$650,000	1670	680	9	1994	3	16780	N	N	11208 NE 106TH PL
008	389610	0130	10/18/04	\$1,030,000	1710	1170	9	2002	3	7599	Y	N	1806 10TH PL W
008	376450	0150	11/24/04	\$404,400	1750	120	9	1992	3	7009	Y	N	11203 NE 106TH PL
008	376450	0150	2/16/05	\$458,950	1750	120	9	1992	3	7009	Y	N	11203 NE 106TH PL
008	376450	0160	1/10/06	\$610,000	1750	120	9	1992	3	5080	Y	N	11205 NE 106TH PL
008	376450	0140	1/11/05	\$500,000	1800	660	9	1992	3	10072	N	N	11108 NE 106TH PL
008	376450	0210	6/15/04	\$411,000	1800	0	9	1994	3	3872	Y	N	11211 NE 106TH PL
008	376450	0240	8/25/04	\$429,950	1800	0	9	1994	3	3481	Y	N	11223 NE 106TH PL
008	376450	0250	3/28/05	\$452,450	1800	0	9	1994	3	3771	Y	N	11225 NE 106TH PL
008	376450	0230	5/5/05	\$475,000	1820	0	9	1994	3	4418	Y	N	11221 NE 106TH PL
008	389310	0159	9/1/04	\$820,000	1850	1660	9	2004	3	9292	N	N	10007 111TH AVE NE
008	124500	2268	2/13/04	\$672,500	1870	750	9	1988	3	9715	N	N	1405 4TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	358480	0020	2/10/05	\$645,000	1880	0	9	1999	3	6390	N	N	1218 5TH ST
008	376450	0220	8/20/04	\$432,000	1920	0	9	1994	3	5988	Y	N	11219 NE 106TH PL
008	388580	6840	3/8/06	\$900,000	1950	340	9	1995	3	5002	Y	N	139 8TH AVE
008	376450	0030	7/5/05	\$495,000	1990	0	9	1993	3	14017	N	N	11222 NE 106TH PL
008	124500	1490	4/27/04	\$699,000	2020	0	9	1990	3	10000	Y	N	1610 2ND ST
008	329573	0160	7/6/04	\$538,000	2030	1100	9	1996	3	17939	N	N	11404 NE 106TH LN
008	329573	0190	3/2/04	\$650,000	2030	1100	9	1995	3	13530	N	N	11416 NE 106TH LN
008	329573	0190	10/5/04	\$660,000	2030	1100	9	1995	3	13530	N	N	11416 NE 106TH LN
008	124500	1645	8/17/05	\$725,000	2050	0	9	1989	3	7325	N	N	1536 3RD ST
008	388580	1365	7/7/06	\$1,275,000	2050	0	9	1985	3	7200	Y	N	435 10TH AVE W
008	123630	0197	11/17/05	\$503,000	2070	360	9	1974	3	11025	N	N	11217 OBSERVATION DR
008	376450	0010	4/22/05	\$610,000	2080	540	9	1997	3	18158	N	N	11230 NE 106TH PL
008	123940	0880	5/10/04	\$625,000	2130	0	9	1999	3	7643	Y	N	530 ALEXANDER AVE
008	388580	4015	10/11/06	\$885,000	2210	1220	9	1998	3	6304	Y	N	1413 1ST ST
008	124550	0690	4/15/04	\$717,000	2230	0	9	2003	3	5750	N	N	1850 9TH ST W
008	123630	0047	1/31/05	\$599,000	2250	0	9	1984	3	9370	Y	N	11121 NE 97TH ST
008	123630	0118	11/30/04	\$608,000	2250	1070	9	1997	3	14965	N	N	11408 NE 97TH ST
008	388580	1630	2/21/06	\$1,215,000	2300	1150	9	1990	4	10800	Y	N	521 11TH AVE W
008	124500	1455	3/22/06	\$810,000	2310	720	9	1987	3	7205	Y	N	1640 2ND ST
008	388690	2745	5/16/05	\$595,000	2350	0	9	2003	3	8400	N	N	11447 NE 92ND ST
008	375950	0047	12/13/04	\$689,950	2400	1120	9	2004	3	9323	N	N	10509 NE 110TH ST
008	124500	1822	9/22/04	\$609,000	2420	0	9	1994	3	7201	N	N	1715 5TH PL
008	124500	3063	3/29/05	\$780,000	2440	0	9	1993	3	10898	N	N	1012 3RD ST
008	123940	0068	9/22/04	\$569,900	2460	0	9	1997	3	7350	N	N	14 10TH PL S
008	388580	5896	4/5/04	\$825,000	2470	970	9	2004	3	6000	N	N	810 5TH ST
008	388580	6230	9/22/04	\$715,000	2490	0	9	2004	3	5400	N	N	314 8TH AVE
008	123940	0066	6/24/04	\$569,900	2490	0	9	1999	3	6623	N	N	30 10TH PL S
008	386380	0081	10/12/05	\$799,900	2490	0	9	2005	3	7200	N	N	409 20TH AVE
008	388580	6903	7/14/04	\$730,000	2494	0	9	2003	3	5500	N	N	241 8TH AVE
008	388580	6902	5/1/04	\$719,975	2500	0	9	2003	3	5500	N	N	245 8TH AVE
008	123940	0062	11/2/04	\$615,000	2510	0	9	1999	3	7134	N	N	15 10TH PL S

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	124500	2895	3/3/04	\$672,500	2520	0	9	1995	3	11129	N	N	1022 2ND ST
008	124500	2370	10/26/06	\$1,000,000	2530	0	9	2000	3	10000	Y	N	1315 3RD ST
008	250550	0015	9/5/06	\$1,018,500	2560	0	9	2005	3	8281	N	N	792 7TH ST S
008	123510	0340	7/8/04	\$557,000	2640	0	9	1992	3	10580	N	N	111 SLATER ST
008	124500	3360	5/25/05	\$758,800	2640	0	9	2005	3	8465	N	N	1028 5TH ST
008	124500	2380	6/4/04	\$771,000	2650	0	9	2001	3	7216	N	N	1317 3RD ST
008	388580	2315	9/22/04	\$1,050,000	2680	610	9	1990	3	7200	Y	N	412 11TH AVE W
008	123850	1094	1/26/05	\$709,980	2680	390	9	2004	3	9044	N	N	9436 116TH AVE NE
008	250550	0185	6/20/05	\$880,000	2710	0	9	2002	3	8594	N	N	701 7TH ST S
008	386380	0080	6/22/05	\$775,030	2710	0	9	2005	3	7528	N	N	407 20TH AVE
008	124500	0395	10/19/04	\$739,000	2730	0	9	1999	3	8491	N	N	1934 3RD ST
008	124500	0395	12/1/05	\$755,000	2730	0	9	1999	3	8491	N	N	1934 3RD ST
008	250550	0165	10/13/04	\$759,000	2790	0	9	2004	3	7906	N	N	629 5TH AVE S
008	259100	0075	3/22/06	\$820,000	2790	0	9	1998	3	8537	N	N	11624 NE 107TH LN
008	375890	0282	8/2/04	\$579,950	2790	0	9	2003	3	8560	N	N	10930 103RD AVE NE
008	124500	1611	3/3/04	\$790,000	2800	0	9	2001	3	7800	N	N	1730 3RD ST
008	123940	0331	8/16/05	\$765,000	2820	0	9	1978	5	10300	N	N	1303 KIRKLAND AVE
008	148930	0180	2/17/04	\$750,000	2830	0	9	1992	3	9000	N	N	135 11TH AVE
008	375890	0116	6/1/05	\$950,000	2830	750	9	2002	3	17252	N	N	10227 NE 112TH ST
008	124500	1877	5/17/04	\$662,000	2830	0	9	2003	3	6906	N	N	412 15TH AVE
008	124500	1877	6/15/06	\$799,990	2830	0	9	2003	3	6906	N	N	412 15TH AVE
008	327579	0170	4/4/06	\$719,000	2840	0	9	1989	3	12960	N	N	11516 NE 103RD PL
008	388580	3940	3/21/06	\$1,010,000	2840	0	9	2002	3	6350	N	N	109 15TH AVE
008	124500	0045	10/26/04	\$729,950	2860	0	9	1995	3	9003	N	N	1926 MARKET ST
008	388580	3545	1/12/04	\$746,460	2870	0	9	1998	3	10874	N	N	707 18TH AVE W
008	388580	7055	6/19/06	\$1,001,000	2880	0	9	1998	3	5500	N	N	710 3RD ST
008	259100	0020	7/22/05	\$803,000	2890	1410	9	2000	3	11974	N	N	11606 NE 107TH PL
008	124500	3790	7/6/05	\$1,210,000	2900	0	9	1997	3	6000	N	N	115 10TH AVE
008	124500	2725	3/3/06	\$1,064,000	2910	0	9	2002	3	6000	Y	N	129 13TH AVE
008	332605	9250	4/28/06	\$730,000	2920	0	9	2001	3	8501	N	N	11640 NE 100TH ST
008	388580	0240	5/7/04	\$965,000	2959	0	9	1999	3	9180	Y	N	135 5TH AVE W

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	123630	0255	8/21/06	\$1,040,000	2970	0	9	1998	3	17280	N	N	9628 112TH AVE NE
008	124500	1287	3/19/04	\$820,000	2970	0	9	2003	3	7150	N	N	121 18TH AVE
008	124550	0588	8/31/04	\$974,000	2970	0	9	2004	3	11280	N	N	726 18TH AVE W
008	375890	0112	10/4/06	\$850,000	2980	0	9	2003	3	8560	N	N	10226 NE 110TH ST
008	259100	0025	3/2/04	\$635,000	3040	0	9	1999	3	8537	N	N	11612 NE 107TH PL
008	124500	3359	9/6/05	\$895,850	3040	0	9	2005	3	6840	N	N	1036 5TH ST
008	398270	0084	3/1/05	\$656,000	3060	0	9	1990	3	7224	N	N	740 17TH AVE
008	123630	0310	5/11/05	\$850,000	3080	0	9	2005	3	8925	N	N	9435 114TH AVE NE
008	375890	0281	6/25/04	\$670,000	3090	0	9	2003	3	8509	N	N	10329 NE 110TH ST
008	327579	0180	3/30/05	\$607,000	3120	0	9	1987	3	11279	N	N	11515 NE 103RD PL
008	375590	0107	1/10/05	\$749,000	3120	0	9	2005	3	8526	N	N	11224 104TH AVE NE
008	375590	0107	10/3/06	\$925,000	3120	0	9	2005	3	8526	N	N	11224 104TH AVE NE
008	124500	3361	6/23/05	\$858,500	3130	0	9	2005	3	7200	N	N	1020 5TH ST
008	124500	1765	11/30/04	\$815,000	3150	0	9	2004	3	8625	N	N	419 18TH AVE
008	124550	0511	3/8/05	\$825,000	3150	0	9	1995	3	7500	N	N	1825 9TH ST W
008	332605	9113	5/3/05	\$779,950	3210	0	9	2001	3	8503	N	N	11638 NE 100TH ST
008	123630	0012	11/24/04	\$770,000	3220	0	9	1989	3	10172	N	N	9830 111TH AVE NE
008	123630	0103	8/17/05	\$874,500	3220	1870	9	1990	3	11040	Y	N	11217 NE 100TH ST
008	389310	0158	5/4/04	\$699,800	3280	0	9	2003	3	8555	N	N	11019 NE 100TH PL
008	250550	0050	5/26/04	\$808,000	3300	0	9	2004	3	9938	N	N	508 7TH ST S
008	124710	0099	7/21/05	\$860,000	3350	0	9	2005	3	8085	N	N	11404 NE 88TH ST
008	389310	0157	3/19/04	\$716,970	3350	0	9	2003	3	8555	N	N	11027 NE 100TH PL
008	375950	0024	12/2/04	\$649,500	3370	0	9	2004	3	9449	N	N	10447 NE 110TH ST
008	124500	0265	4/7/05	\$865,000	3380	400	9	2000	3	7591	Y	N	208 19TH AVE
008	375890	0292	3/16/05	\$717,185	3420	0	9	2005	3	12811	N	N	10828 103RD AVE NE
008	124550	0652	3/1/05	\$899,000	3450	0	9	1992	3	10950	N	N	731 20TH AVE W
008	250550	0186	4/8/04	\$775,000	3480	0	9	2001	3	8594	N	N	693 7TH ST S
008	388580	0815	4/3/06	\$1,420,000	3510	0	9	1981	5	11450	Y	N	722 4TH ST W
008	085600	1025	8/26/04	\$975,000	3720	0	9	2004	3	9600	N	N	733 17TH AVE W
008	388580	3000	7/19/05	\$1,350,000	1380	1530	10	2001	3	6000	Y	N	554 14TH AVE W
008	388580	1190	8/30/04	\$850,000	1640	1590	10	2000	3	7200	Y	N	331 10TH AVE W

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	388580	1190	8/30/05	\$1,127,500	1640	1590	10	2000	3	7200	Y	N	331 10TH AVE W
008	184250	0010	3/5/04	\$735,000	1680	1740	10	2001	3	9347	N	N	111TH AVE NE
008	123630	0059	6/4/04	\$670,000	1770	1050	10	1987	3	8500	Y	N	9616 111TH AVE NE
008	375890	0225	1/20/05	\$825,600	1770	1750	10	2003	3	16559	N	N	10823 101ST PL NE
008	124710	0034	5/13/04	\$645,000	2000	1870	10	1995	3	7200	Y	N	8906 112TH AVE NE
008	124710	0015	11/7/05	\$735,000	2050	680	10	1996	3	8758	Y	N	11121 NE 91ST ST
008	388580	4590	1/26/06	\$900,000	2060	590	10	2005	3	5222	Y	N	1021 1ST ST
008	184250	0090	2/7/06	\$821,500	2080	1680	10	2005	3	11961	N	N	11002 NE 104TH ST
008	123630	0179	5/24/06	\$852,000	2310	1220	10	1998	3	7700	N	N	9647 OBSERVATION DR
008	184250	0020	10/26/05	\$811,500	2340	1370	10	2005	3	9379	N	N	10319 111TH AVE NE
008	388580	4400	1/3/06	\$1,300,000	2380	1510	10	1996	3	7834	Y	N	1117 1ST ST
008	123510	0293	3/11/05	\$678,000	2420	730	10	2001	3	6962	N	N	1206 2ND AVE
008	375890	0257	5/19/05	\$858,000	2460	1420	10	2005	3	12987	N	N	10811 102ND AVE NE
008	388580	8100	5/6/05	\$1,425,000	2510	1200	10	2002	3	6131	Y	N	603 1ST ST
008	123510	0261	6/2/06	\$950,000	2540	1040	10	2005	3	8769	N	N	1214 KIRKLAND AVE
008	388580	8365	4/14/05	\$840,000	2590	0	10	1992	3	5610	Y	N	23 5TH AVE W
008	388580	1950	11/17/04	\$1,310,000	2620	0	10	2003	3	7200	Y	N	333 11TH AVE W
008	388580	1985	6/22/05	\$1,120,000	2660	0	10	1997	3	7200	Y	N	334 10TH AVE W
008	388580	1985	7/13/06	\$1,299,000	2660	0	10	1997	3	7200	Y	N	334 10TH AVE W
008	123510	0291	3/20/06	\$898,000	2710	1240	10	2001	3	6665	N	N	1108 2ND AVE
008	390010	0050	10/4/04	\$820,000	2720	0	10	1999	3	5100	N	N	223 6TH AVE
008	124710	0046	10/7/04	\$795,000	2730	0	10	2004	3	8583	N	N	11324 NE 88TH ST
008	124550	0635	7/13/05	\$850,000	2740	0	10	2005	3	8234	N	N	705 20TH AVE W
008	123630	0299	6/1/05	\$1,007,000	2800	980	10	1991	3	12210	Y	N	11226 NE 94TH ST
008	388580	1105	10/6/04	\$925,000	2820	0	10	1998	3	8400	Y	N	238 8TH AVE W
008	124500	2490	6/20/06	\$1,045,000	2830	760	10	1989	3	7799	Y	N	126 14TH AVE
008	123510	0290	3/3/05	\$785,000	2840	990	10	2003	3	6610	N	N	1104 2ND AVE
008	375400	0060	2/6/06	\$869,900	2840	420	10	2005	3	8076	N	N	11508 101ST PL NE
008	375400	0065	6/6/06	\$912,000	2840	420	10	2006	3	8076	N	N	11514 101ST PL NE
008	124500	1761	7/29/05	\$922,532	2860	0	10	2005	3	7367	N	N	427 18TH AVE
008	388580	0060	4/16/04	\$1,785,000	2880	1850	10	1999	3	11000	Y	N	223 5TH AVE W

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	124500	1760	5/5/05	\$898,000	2900	0	10	2005	3	7367	N	N	423 18TH AVE
008	398270	1255	2/2/05	\$749,950	2900	0	10	2001	3	7200	N	N	610 14TH PL
008	085600	0985	2/25/04	\$900,000	2910	0	10	2003	3	7364	N	N	703 17TH AVE W
008	085600	0985	6/20/05	\$999,000	2910	0	10	2003	3	7364	N	N	703 17TH AVE W
008	124710	0097	2/16/05	\$810,000	2930	0	10	2004	3	8328	N	N	11400 NE 88TH ST
008	124500	1758	10/3/05	\$1,125,000	2930	0	10	2005	3	7479	N	N	431 18TH AVE
008	124500	1764	6/6/05	\$885,000	2950	0	10	2005	3	7575	N	N	415 18TH AVE
008	389310	0483	3/8/06	\$1,145,000	2950	0	10	1998	3	13748	Y	N	10324 111th AVE NE
008	124550	0667	4/12/06	\$949,950	2950	0	10	2005	3	6930	N	N	733 20TH AVE W
008	375550	0090	3/1/05	\$745,000	2960	0	10	2004	3	9996	N	N	11314 106TH AVE NE
008	124550	0636	2/25/05	\$875,000	2990	0	10	2005	3	9666	N	N	711 20TH AVE W
008	388580	6350	5/4/05	\$1,350,000	2990	940	10	2000	3	12000	N	N	209 9TH AVE
008	124500	1747	10/12/05	\$919,560	2990	0	10	2005	3	7621	N	N	443 18TH AVE
008	388580	6820	2/9/05	\$1,400,000	3000	880	10	2002	3	5116	Y	N	108 7TH AVE N
008	124500	1545	11/22/05	\$1,150,000	3010	0	10	2005	3	8580	N	N	1525 3RD ST
008	124550	0607	6/11/04	\$930,000	3010	0	10	2003	3	7200	N	N	710 18TH AVE W
008	322605	9053	3/8/06	\$738,000	3010	0	10	2005	3	8647	N	N	11214 108TH AVE NE
008	388580	3696	9/24/04	\$899,000	3010	0	10	2003	3	7200	N	N	706 18TH AVE W
008	124500	2970	5/18/05	\$1,160,000	3030	770	10	2005	3	10000	N	N	1063 3RD ST
008	124500	2965	6/15/05	\$1,253,619	3030	770	10	2005	3	10000	N	N	1059 3RD ST
008	398270	1250	6/10/05	\$835,000	3040	0	10	2001	3	7200	N	N	612 14TH PL
008	322605	9072	2/13/06	\$799,950	3050	0	10	2005	3	10896	N	N	11341 106TH AVE NE
008	375590	0102	10/23/04	\$749,500	3060	0	10	2004	3	7651	N	N	11218 104TH AVE NE
008	123630	0130	3/3/04	\$749,000	3070	0	10	2003	3	7000	N	N	11419 NE 100TH ST
008	124710	0035	6/30/04	\$738,808	3070	0	10	1995	3	9143	Y	N	8926 112TH AVE NE
008	124710	0035	8/1/06	\$971,000	3070	0	10	1995	3	9143	Y	N	8926 112TH AVE NE
008	388580	0970	8/1/06	\$1,400,000	3090	0	10	1999	3	11450	N	N	204 7TH AVE W
008	388580	5815	3/30/05	\$990,000	3090	710	10	2005	3	7800	N	N	537 9TH AVE
008	123630	0115	4/19/04	\$725,000	3100	0	10	1997	3	8521	Y	N	11291 NE 100TH ST
008	085600	0790	8/9/04	\$1,100,000	3120	340	10	2003	3	7200	N	N	729 16TH AVE W
008	250550	0041	4/21/06	\$1,100,000	3130	0	10	2005	3	8281	N	N	524 7TH ST S

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	085600	1390	6/5/06	\$1,250,000	3140	0	10	2005	3	8324	N	N	704 17TH AVE W
008	123940	0195	8/30/06	\$915,000	3150	0	10	1991	3	9380	N	N	430 10TH ST S
008	124550	0210	6/18/04	\$899,000	3160	0	10	2003	3	8075	N	N	732 20TH AVE W
008	375890	0220	12/20/04	\$750,000	3160	1430	10	2003	3	17621	N	N	10815 101ST PL NE
008	123630	0358	10/1/04	\$806,000	3170	0	10	2004	3	10625	N	N	9424 114TH AVE NE
008	322605	9173	11/10/05	\$850,000	3170	0	10	2005	3	8269	N	N	10501 NE 114TH LN
008	124500	0495	1/25/06	\$950,000	3200	0	10	2006	3	10022	N	N	1902 4TH PL
008	375890	0222	2/3/04	\$820,000	3260	1290	10	2003	3	10745	N	N	10917 101ST PL NE
008	388580	3570	5/18/06	\$1,150,000	3260	0	10	2005	3	7659	N	N	711 18TH AVE W
008	398270	0575	4/12/04	\$786,500	3270	0	10	2003	3	11850	N	N	9817 111TH AVE NE
008	085600	0805	7/12/04	\$1,020,000	3280	0	10	2003	3	7200	N	N	731 16TH AVE W
008	788260	0063	8/17/04	\$1,230,000	3280	1350	10	1998	3	9179	Y	N	527 KIRKLAND AVE
008	085600	0870	3/2/06	\$1,340,000	3300	0	10	2005	3	7680	N	N	720 14TH AVE W
008	085600	0880	2/2/06	\$1,324,000	3300	0	10	2005	3	7200	N	N	710 14TH AVE W
008	184250	0030	12/7/04	\$748,450	3310	0	10	2003	3	9422	N	N	11027 NE 104TH ST
008	184250	0050	2/27/06	\$775,000	3310	0	10	2003	3	9567	N	N	11017 NE 104TH ST
008	184250	0070	1/10/05	\$755,000	3310	0	10	2004	3	9568	N	N	11003 NE 104TH ST
008	388580	6975	8/2/04	\$1,100,000	3320	0	10	2003	3	5500	N	N	222 7TH AVE
008	375890	0256	12/20/04	\$759,800	3320	0	10	2004	3	12501	N	N	10819 102ND AVE NE
008	124500	2305	9/1/05	\$920,000	3330	0	10	1993	3	8791	N	N	1420 2ND ST
008	124500	2360	4/16/04	\$947,000	3330	0	10	2002	3	6855	N	N	1303 3RD ST
008	085600	0740	8/15/06	\$1,339,900	3360	0	10	2001	3	8400	N	N	1503 7TH ST W
008	085600	0980	8/2/04	\$1,050,000	3360	0	10	2004	3	7363	N	N	701 17TH AVE W
008	085600	0830	5/4/06	\$1,245,000	3370	0	10	2005	3	7200	N	N	744 14TH AVE W
008	430820	0095	12/30/05	\$1,100,000	3380	0	10	2000	3	10560	N	N	609 18TH AVE W
008	430820	0095	4/5/06	\$1,125,000	3380	0	10	2000	3	10560	N	N	609 18TH AVE W
008	388580	3921	6/18/04	\$1,160,000	3390	0	10	2000	3	7680	Y	N	110 15TH AVE
008	388580	3676	8/25/04	\$999,000	3400	0	10	2004	3	8320	N	N	744 18TH AVE W
008	124500	1757	6/23/06	\$1,166,500	3410	0	10	2005	3	7700	N	N	437 18TH AVE
008	123940	0200	3/14/05	\$862,500	3420	650	10	1999	3	10286	N	N	427 SLATER ST S
008	085600	0715	8/16/06	\$1,335,000	3440	0	10	2001	3	7200	Y	N	650 14TH AVE W

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	322605	9159	9/27/05	\$867,550	3440	0	10	2005	3	13645	N	N	10504 NE 114TH LN
008	388580	3675	1/12/04	\$980,000	3440	0	10	2003	3	8775	N	N	748 18TH AVE W
008	388580	3675	11/1/06	\$1,298,000	3440	0	10	2003	3	8775	N	N	748 18TH AVE W
008	322605	9171	10/17/06	\$1,050,000	3440	0	10	2006	3	10783	N	N	10512 NE 114TH LN
008	124500	2960	5/11/06	\$1,398,000	3450	660	10	2003	3	10000	N	N	1055 3RD ST
008	085600	0815	9/27/05	\$1,325,000	3470	0	10	2003	3	8400	N	N	735 16TH AVE W
008	124550	0580	12/5/06	\$1,358,000	3490	0	10	2005	3	10270	N	N	801 19TH LN W
008	321150	0040	10/30/06	\$1,142,000	3500	330	10	2000	3	7308	Y	N	115 17TH PL
008	388580	3575	6/8/05	\$1,300,000	3510	0	10	2005	3	7645	N	N	713 18TH AVE W
008	388580	3185	10/6/04	\$1,480,000	3520	0	10	2004	3	7200	N	N	620 14TH AVE W
008	388580	3560	12/13/05	\$1,300,000	3540	0	10	2005	3	7665	N	N	709 18TH AVE W
008	322605	9172	5/26/06	\$1,300,056	3540	0	10	2006	3	10092	N	N	10508 NE 114TH LN
008	184250	0110	4/21/04	\$769,950	3570	0	10	2003	3	11218	N	N	11020 NE 104TH ST
008	184250	0080	2/11/05	\$785,000	3580	0	10	2005	3	9197	N	N	11011 NE 104TH ST
008	124550	0770	10/3/06	\$1,575,000	3650	0	10	1997	3	10800	Y	N	1644 10TH ST W
008	124500	1297	3/24/04	\$809,950	3660	0	10	2004	3	7057	N	N	1643 2ND ST
008	388580	5010	10/1/04	\$1,025,000	3690	0	10	2004	3	8400	N	N	314 9TH AVE
008	123630	0278	7/23/04	\$959,000	3720	0	10	2004	3	11799	N	N	9528 112TH AVE NE
008	388580	1755	1/13/04	\$1,400,000	3760	1430	10	2004	3	7200	Y	N	421 11TH AVE W
008	184250	0040	7/7/04	\$750,000	3760	0	10	2003	3	9958	N	N	11019 NE 104TH ST
008	124500	2750	6/8/04	\$624,950	3790	0	10	2006	3	9000	N	N	119 13TH AVE
008	388580	3044	3/10/05	\$1,855,000	3790	2020	10	2004	3	7440	Y	N	524 14TH AVE W
008	375890	0224	3/8/04	\$815,000	3820	0	10	2003	3	12268	N	N	10825 102ND AVE NE
008	250550	0035	3/14/05	\$954,000	3830	0	10	2005	3	8673	N	N	612 7TH AVE S
008	124500	1748	4/26/06	\$1,050,000	3840	0	10	2006	3	6788	N	N	439 18TH AVE
008	388580	2370	6/28/04	\$1,350,000	3940	0	10	2004	3	8400	N	N	523 13TH AVE W
008	148930	0110	10/20/06	\$1,680,000	3960	0	10	2006	3	9000	N	N	130 11TH AVE
008	375890	0033	8/10/04	\$1,100,000	4050	0	10	1994	3	10631	Y	N	11017 101ST PL NE
008	375890	0221	3/2/04	\$807,000	4100	0	10	2003	3	11041	N	N	10931 101ST PL NE
008	124550	0936	10/31/06	\$2,300,000	4171	1000	10	2001	3	12000	Y	N	1615 10TH ST W
008	124550	0826	3/7/05	\$1,395,000	4290	0	10	2005	3	13000	N	N	1704 8TH ST W

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**Area 74**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	123630	0289	3/25/05	\$1,670,000	4630	0	10	2005	3	12031	Y	N	9510 112TH AVE NE
008	398270	3285	1/18/06	\$1,335,786	1830	1610	11	2005	3	9494	N	N	9314 110TH PL NE
008	124710	0003	6/9/05	\$1,235,000	1920	1610	11	2004	3	9221	Y	N	9209 112TH AVE NE
008	388690	3719	3/24/05	\$1,325,000	2270	1460	11	2004	3	8093	Y	N	9213 112TH AVE NE
008	124710	0004	6/9/05	\$1,400,000	2300	1630	11	2004	3	8589	Y	N	11115 NE 92ND LN
008	123630	0290	6/24/06	\$1,035,000	2430	1420	11	1995	3	8100	Y	N	11222 NE 94TH ST
008	123940	0607	4/9/04	\$1,195,000	2490	1500	11	2003	3	8790	Y	N	7619 115TH PL NE
008	388690	3720	11/1/05	\$1,400,000	2570	1640	11	2004	3	9588	Y	N	9217 112TH AVE NE
008	148930	0040	10/26/05	\$1,399,950	2890	720	11	2005	3	6000	Y	N	129 12TH AVE
008	388580	0655	6/7/05	\$2,720,000	3010	300	11	1997	3	9778	Y	N	521 4TH ST W
008	375890	0291	10/11/06	\$1,299,900	3020	1400	11	2006	3	15319	N	N	10816 103RD AVE NE
008	388580	0460	8/29/06	\$1,800,000	3070	430	11	2005	3	5725	Y	N	217 7TH AVE W
008	388580	2385	7/14/05	\$1,449,950	3270	0	11	2004	3	7200	N	N	541 13TH AVE W
008	388580	0585	8/18/05	\$1,600,000	3400	350	11	1999	3	5725	Y	N	327 7TH AVE W
008	388580	3615	11/15/05	\$1,500,000	3420	1540	11	2005	3	8960	N	N	1701 8TH ST W
008	123940	0600	5/1/06	\$1,550,000	3450	1830	11	2003	3	9491	Y	N	7623 115TH PL NE
008	389610	0050	8/16/06	\$1,847,500	3600	1100	11	2003	3	7300	Y	N	1824 10TH ST W
008	414930	0020	5/4/05	\$1,200,000	3630	0	11	2000	3	6357	Y	N	931 2ND ST
008	389610	0030	6/2/04	\$1,590,500	3820	1020	11	2003	3	8300	Y	N	1820 10TH ST W
008	085600	0660	5/17/06	\$2,075,000	3830	1330	11	2005	3	8400	N	N	602 13TH AVE W
008	085600	0635	2/17/04	\$1,525,000	3910	790	11	2002	3	10800	Y	N	614 13TH AVE W
008	388580	0940	6/1/04	\$1,750,000	4150	0	11	2004	3	11450	N	N	236 7TH AVE W
008	123940	0604	12/17/04	\$1,415,000	4260	0	11	2004	3	8935	Y	N	7629 115TH AVE NE
008	124550	0815	6/10/05	\$1,500,000	4290	0	11	2005	3	10000	N	N	1610 8TH ST W
008	123940	0608	5/3/04	\$1,315,000	4470	0	11	2003	3	8825	Y	N	7615 115TH PL NE
008	388580	3090	7/6/04	\$1,250,000	4820	0	11	2000	3	10800	N	N	611 16TH AVE W
008	124550	0651	12/5/06	\$1,600,000	5020	0	11	2005	3	11200	N	N	721 20TH AVE W
008	085600	0360	3/1/04	\$960,000	2085	1310	12	1998	3	7363	Y	N	625 13TH AVE W
008	388580	0245	4/12/06	\$2,100,000	3140	1170	12	2005	3	6120	Y	N	145 5TH AVE W
008	388580	6955	7/8/05	\$1,450,000	3480	450	12	2004	3	5500	N	N	708 2ND ST
008	388580	0575	4/1/05	\$2,000,000	3820	0	12	1999	3	8587	Y	N	325 7TH AVE W

***Improved Sales Used in this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
008	085600	0855	4/27/04	\$1,950,000	4303	1925	12	2000	3	11599	Y	N	724 14TH AVE W
008	085600	0855	1/11/05	\$2,070,000	4303	1925	12	2000	3	11599	Y	N	724 14TH AVE W
008	062505	9055	3/17/06	\$2,583,750	4645	0	12	2001	3	20734	Y	N	1030 14TH PL W

***Improved Sales Removed from this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
002	082505	9111	11/7/06	\$880,000	PREVIMP<=25K
002	082505	9266	7/26/04	\$607,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	123400	0030	1/21/05	\$1,500,000	MULTI-PARCEL SALE
002	123400	0730	4/11/05	\$882,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	169240	0050	9/27/05	\$515,000	BUILDER OR DEVELOPER SALES
002	169240	0055	1/3/05	\$750,000	MULTI-PARCEL SALE
002	169240	0058	8/11/06	\$1,450,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	169240	0058	1/3/05	\$750,000	MULTI-PARCEL SALE
002	172505	9175	5/18/04	\$515,000	IMP COUNT;PREVIMP<=25K
002	172505	9219	6/10/05	\$148,922	QUIT CLAIM DEED
002	172505	9273	8/11/05	\$2,140,000	RELOCATION - SALE TO SERVICE;
002	172505	9311	10/24/05	\$1,000,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	172505	9329	9/29/04	\$836,138	PRESALE; BUILDER OR DEVELOPER SALES
002	206240	0005	12/20/04	\$242,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	243200	0080	8/1/06	\$601,000	BUILDER OR DEVELOPER SALES
002	246540	0181	9/1/04	\$455,000	NO SALE REPRESENTATION
002	264950	0155	5/3/04	\$148,577	QUIT CLAIM DEED
002	268070	0150	2/22/05	\$436,500	BANKRUPTCY - RECEIVER OR TRUSTEE
002	304170	0020	8/12/05	\$397,500	QUIT CLAIM DEED
002	304170	0035	6/29/05	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	410101	0270	8/9/04	\$510,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	410140	0010	1/30/04	\$520,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	410141	0140	5/21/04	\$370,000	PREVIMP<=25K
002	415180	0450	7/19/06	\$600,000	BUILDER OR DEVELOPER SALES
002	415180	0520	1/28/04	\$320,000	RELOCATION - SALE TO SERVICE
002	415180	0520	1/28/04	\$420,000	QUESTIONAL PER APPRAISAL
002	666580	0130	6/7/04	\$460,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	721590	0025	3/17/05	\$550,000	PREVIMP<=25K
002	721590	0025	5/24/06	\$675,000	PREVIMP<=25K
002	755521	0290	4/2/04	\$133,728	QUIT CLAIM DEED
002	788260	0290	11/29/06	\$675,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
002	934890	0355	10/20/04	\$441,048	QUIT CLAIM DEED
002	934890	0370	5/20/04	\$550,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	934890	0470	5/26/05	\$350,000	DOR RATIO
002	936670	0065	8/11/04	\$445,000	DIAGNOSTIC OUTLYER
002	936720	0020	7/19/06	\$530,000	BUILDER OR DEVELOPER SALES
002	941360	0160	3/15/04	\$840,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	941360	0360	4/25/05	\$266,250	QUIT CLAIM DEED
002	941360	0590	7/30/04	\$525,000	RELOCATION - SALE TO SERVICE
002	941390	0025	3/18/06	\$600,000	BUILDER OR DEVELOPER SALES
002	941390	0070	11/16/06	\$2,450,000	DIAGNOSTIC OUTLYER
002	954420	0108	7/25/06	\$780,000	DIAGNOSTIC OUTLYER
002	954420	0114	3/16/06	\$830,000	DIAGNOSTIC OUTLYER
002	954420	0362	1/5/06	\$410,000	BAD DATA
002	954420	0362	10/13/04	\$397,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
002	954420	0451	8/18/04	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

***Improved Sales Removed from this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
002	954420	0454	6/13/06	\$809,000	DIAGNOSTIC OUTLYER
002	980859	0060	4/20/05	\$652,000	RELOCATION - SALE TO SERVICE
002	980859	0090	2/6/04	\$487,500	QUESTIONABLE PER APPRAISAL
002	980859	0290	12/20/04	\$705,000	NON-REPRESENTATIVE SALE
008	012000	0014	2/14/05	\$480,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	012000	0240	11/8/04	\$363,000	PREVIMP<=25K
008	012000	0267	5/18/06	\$505,000	PREVIMP<=25K
008	012000	0267	8/9/04	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	062505	9061	5/9/05	\$1,900,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	080200	0100	2/25/04	\$299,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
008	085600	0085	8/12/04	\$468,000	PREVIMP<=25K
008	085600	0450	10/30/06	\$1,300,000	DIAGNOSTIC OUTLYER
008	085600	0595	12/21/04	\$760,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	085600	0750	7/6/06	\$749,000	ACTIVE PERMIT BEFORE SALE>25K;OBSOL
008	085600	0820	3/16/06	\$1,495,000	BAD DATA
008	085600	0840	10/30/06	\$30,953	DOR RATIO;QUIT CLAIM DEED
008	085600	0870	9/9/04	\$1,050,000	MULTI-PARCEL SALE
008	085600	0880	9/9/04	\$1,050,000	MULTI-PARCEL SALE
008	123510	0360	4/28/05	\$280,330	PREVIMP<=25K
008	123510	0360	10/13/05	\$315,000	PREVIMP<=25K
008	123510	0370	7/27/05	\$449,950	PREVIMP<=25K
008	123570	0045	1/11/06	\$433,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
008	123630	0118	5/10/05	\$82,500	DOR RATIO
008	123630	0118	7/2/04	\$600,000	RELOCATION - SALE TO SERVICE
008	123630	0300	3/8/04	\$330,000	PREVIMP<=25K
008	123630	0302	3/11/04	\$295,000	DIAGNOSTIC OUTLYER
008	123630	0305	8/4/06	\$390,000	BUILDER OR DEVELOPER SALES
008	123630	0381	4/7/05	\$350,000	UNFIN AREA
008	123850	1101	6/18/04	\$320,000	PREVIMP<=25K
008	123940	0068	7/8/04	\$595,000	RELOCATION - SALE TO SERVICE;
008	123940	0285	6/21/06	\$570,000	PREVIMP<=25K
008	123940	0300	12/14/05	\$386,000	NO SALE REPRESENTATIONS
008	123940	0330	6/24/04	\$245,000	DIAGNOSTIC OUTLYER
008	123940	0331	10/5/04	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	123940	0361	7/29/04	\$615,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	123940	0378	1/20/06	\$525,000	PREVIMP<=25K
008	123940	0701	8/4/05	\$639,368	QUIT CLAIM DEED
008	123940	0701	9/16/04	\$610,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	123940	0870	10/31/06	\$470,000	PREVIMP<=25K
008	124500	0580	6/8/04	\$43,361	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.);
008	124500	0796	11/17/05	\$423,000	PREVIMP<=25K
008	124500	0796	9/6/06	\$525,000	PREVIMP<=25K;STATEMENT TO DOR
008	124500	1261	5/16/05	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	124500	1525	6/8/06	\$800,000	UNFIN AREA
008	124500	1546	11/27/06	\$50,000	QUIT CLAIM DEED
008	124500	1546	11/5/06	\$50,000	QUIT CLAIM DEED

***Improved Sales Removed from this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
008	124500	1625	5/24/05	\$450,000	IMP COUNT;OBSOL
008	124500	1675	5/23/06	\$537,000	PREVIMP<=25K
008	124500	1753	1/23/06	\$490,000	PREVIMP<=25K
008	124500	1754	2/16/06	\$479,000	PREVIMP<=25K
008	124500	1755	2/13/06	\$430,000	PREVIMP<=25K
008	124500	1763	11/20/06	\$610,000	NO SALE REPRESENTATION
008	124500	1831	8/21/06	\$655,498	BANKRUPTCY - RECEIVER OR TRUSTEE
008	124500	1831	5/19/05	\$612,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	124500	2113	9/6/06	\$70,000	GOR RATIO;QUIT CLAIM DEED
008	124500	2171	5/24/05	\$380,000	PREVIMP<=25K
008	124500	2335	1/26/06	\$670,000	PREVIMP<=25K
008	124500	2350	11/4/05	\$1,100,000	IMP COUNT
008	124500	2361	9/5/06	\$625,000	ACTIVE PERMIT BEFORE SALE>25K
008	124500	2362	10/31/06	\$1,565,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
008	124500	2375	2/11/05	\$402,000	BUILDER OR DEVELOPER SALES
008	124500	2388	5/11/04	\$450,000	NON-REPRESENTATIVE SALE
008	124500	2765	5/20/04	\$789,000	PREVIMP<=25K
008	124500	2900	4/1/05	\$574,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	124500	2925	3/10/06	\$184,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	124500	2950	6/27/04	\$450,950	RELOCATION - SALE TO SERVICE
008	124500	2960	5/11/06	\$1,398,000	RELOCATION - SALE TO SERVICE
008	124500	3115	4/11/06	\$485,000	PREVIMP<=25K
008	124500	3381	2/3/06	\$546,000	PREVIMP<=25K
008	124500	3710	7/3/06	\$1,675,000	DIAGNOSTIC OUTLYER
008	124550	0035	8/3/05	\$380,000	NO SALE REPRESENTATIONS
008	124550	0050	9/8/05	\$489,000	PREVIMP<=25K
008	124550	0096	3/1/04	\$260,500	PREVIMP<=25K
008	124550	0286	10/27/06	\$440,000	PREVIMP<=25K
008	124550	0626	3/19/04	\$320,000	OBSOL
008	124550	0627	5/16/05	\$226,269	QUIT CLAIM DEED
008	124550	0627	8/31/06	\$233,118	QUIT CLAIM DEED
008	124550	0805	1/6/06	\$775,000	PREVIMP<=25K
008	124550	0817	3/20/06	\$338,000	GOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
008	124550	0970	4/13/05	\$2,475,000	UNFIN AREA
008	124550	0970	12/8/05	\$2,687,000	UNFIN AREA
008	124710	0035	7/22/06	\$971,000	RELOCATION - SALE TO SERVICE;
008	172080	0115	8/2/05	\$675,000	DEMO PERMIT
008	172080	0145	9/28/06	\$630,000	PREVIMP<=25K
008	172080	0285	11/3/06	\$604,577	PREVIMP<=25K
008	174170	0015	2/18/05	\$401,126	PREVIMP<=25K
008	184265	0080	10/15/04	\$465,000	OBSOL
008	187500	0170	8/15/06	\$350,000	PREVIMP<=25K
008	227360	0340	1/27/04	\$125,000	QUIT CLAIM DEED
008	227360	0500	5/6/04	\$349,900	OBSOL;UNFIN AREA
008	227360	0500	7/18/06	\$510,000	OBSOL;UNFIN AREA
008	238760	0010	7/17/06	\$450,000	PREVIMP<=25K

***Improved Sales Removed from this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
008	250550	0009	9/25/06	\$540,000	QUIT CLAIM DEED
008	250550	0015	9/30/04	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	250550	0060	9/13/05	\$754,000	PREVIMP<=25K
008	250550	0065	8/1/06	\$387,000	PREVIMP<=25K
008	250550	0080	1/20/04	\$363,000	PREVIMP<=25K
008	259101	0040	3/23/04	\$285,000	QUESTIONAL PER APPRAISAL
008	259101	0190	10/17/06	\$370,000	QUIT CLAIM DEED
008	259102	0520	9/2/04	\$410,000	1031 TRADE
008	312605	9041	7/19/05	\$3,250,000	NO SALE REPRESENTATION
008	322605	9026	12/28/04	\$598,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
008	322605	9075	10/21/05	\$144,500	DOR RATIO
008	322605	9082	4/13/04	\$311,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	322605	9103	6/7/04	\$47,260	QUIT CLAIM DEED
008	322605	9159	4/27/04	\$200,000	NO MARKET EXPOSURE
008	322605	9170	5/15/04	\$170,000	DOR RATIO; BUILDER OR DEVELOPER SALES
008	322605	9170	1/14/05	\$514,950	DIAGNOSTIC OUTLYER
008	332605	9185	9/6/05	\$533,000	IMP COUNT
008	332605	9250	5/4/06	\$730,000	RELOCATION - SALE TO SERVICE
008	358480	0100	7/5/05	\$412,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	369910	0090	12/27/05	\$499,000	QUESTIONAL PER APPRAISAL
008	369910	0100	4/26/04	\$139,811	QUIT CLAIM DEED
008	375400	0070	6/15/04	\$32,000	DOR RATIO; QUESTIONABLE PER APPRAISAL
008	375401	0090	9/27/04	\$195,000	NO MARKET EXPOSURE
008	375590	0090	1/20/04	\$272,000	DIAGNOSTIC OUTLYER
008	375890	0070	8/26/04	\$1,500,000	%COMPL
008	375890	0120	12/14/05	\$96,000	DOR RATIO
008	375890	0283	2/18/05	\$607,500	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
008	375890	0291	3/14/05	\$205,000	QUESTIONAL PER APPRAISAL
008	388580	0211	8/25/04	\$310,000	PREVIMP<=25K
008	388580	0530	10/19/04	\$800,000	PREVIMP<=25K
008	388580	0595	12/7/04	\$1,368,000	PREVIMP<=25K
008	388580	0675	3/27/06	\$800,000	OBSOL; PREVIMP<=25K
008	388580	0705	11/22/05	\$1,100,000	OBSOL; PREVIMP<=25K
008	388580	0840	3/10/04	\$705,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	388580	1270	10/24/05	\$985,000	RELOCATION - SALE TO SERVICE
008	388580	1450	9/22/04	\$478,633	PREVIMP<=25K
008	388580	1470	9/26/06	\$1,050,000	EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
008	388580	1775	12/19/05	\$750,000	DEMO PERMIT
008	388580	1845	5/5/05	\$300,000	DOR RATIO
008	388580	1920	3/24/05	\$584,000	NO SALE REPRESENTATIONS
008	388580	2055	4/26/05	\$750,000	CHANGE OF USE
008	388580	2136	4/21/05	\$439,900	PREVIMP<=25K
008	388580	2205	4/27/04	\$505,000	PREVIMP<=25K
008	388580	2325	6/14/04	\$760,000	IMP COUNT
008	388580	2460	3/1/06	\$675,000	PREVIMP<=25K
008	388580	2900	12/8/05	\$99,278	QUIT CLAIM DEED

***Improved Sales Removed from this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
008	388580	3010	1/27/06	\$800,005	PREVIMP<=25K
008	388580	3455	3/26/04	\$181,000	QUIT CLAIM DEED
008	388580	4241	5/17/04	\$750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	388580	4241	3/24/05	\$955,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	388580	4400	1/11/05	\$244,786	QUIT CLAIM DEED
008	388580	4550	3/18/04	\$575,000	DIAGNOSTIC OUTLYER
008	388580	4590	2/2/04	\$501,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	388580	4865	4/7/04	\$500,000	IMP COUNT
008	388580	4865	8/23/05	\$750,000	IMP COUNT
008	388580	5350	10/4/06	\$1,058,900	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
008	388580	5385	1/31/05	\$350,000	RELOCATION - SALE TO SERVICE;
008	388580	5665	10/6/06	\$1,495,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
008	388580	5975	8/9/05	\$918,000	IMP COUNT
008	388580	6055	1/11/05	\$366,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	388580	6340	7/22/05	\$925,000	IMP COUNT
008	388580	6360	11/3/04	\$390,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	388580	6360	6/30/05	\$572,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	388580	6540	6/8/06	\$1,079,000	NO SALE REPRESENTATION
008	388580	6645	8/31/04	\$550,000	PREVIMP<=25K
008	388580	6645	11/25/05	\$660,000	PREVIMP<=25K
008	388580	6645	8/1/06	\$675,000	PREVIMP<=25K
008	388580	6655	2/1/06	\$625,000	PREVIMP<=25K
008	388580	6885	3/15/05	\$520,100	PREVIMP<=25K
008	388580	6885	6/21/05	\$605,000	PREVIMP<=25K
008	388580	6890	4/13/05	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	388580	6890	5/8/06	\$662,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	388580	7034	4/20/05	\$425,000	OBSOL
008	388580	7045	6/23/05	\$359,200	PREVIMP<=25K
008	388580	7882	5/27/04	\$689,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	388580	8025	10/6/04	\$490,000	PREVIMP<=25K
008	388580	8025	5/11/05	\$585,000	PREVIMP<=25K
008	388580	8025	5/19/06	\$670,000	PREVIMP<=25K
008	388580	8035	10/3/06	\$1,250,000	PREVIMP<=25K
008	388580	8180	8/31/06	\$241,618	QUIT CLAIM DEED
008	388690	1990	11/23/05	\$390,000	PREVIMP<=25K
008	388690	2480	7/28/05	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	388690	2480	9/6/05	\$495,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	388690	2585	2/6/04	\$260,000	MULTI-PARCEL SALE
008	388690	2585	9/1/04	\$285,000	PREVIMP<=25K
008	388690	2952	2/7/05	\$70,000	DOR RATIO;%COMPL;NON-REPRESENTATIVE SALE
008	388690	3220	10/27/06	\$425,000	PREVIMP<=25K
008	388690	3705	1/12/05	\$397,000	PREVIMP<=25K
008	389210	0130	8/24/04	\$1,250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	389310	0541	6/21/06	\$410,000	PREVIMP<=25K
008	389610	0010	8/31/06	\$484,592	QUIT CLAIM DEED
008	389610	0080	10/11/05	\$1,000,000	PREVIMP<=25K

***Improved Sales Removed from this Annual Update Analysis***  
**Area 74**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
008	390230	0480	2/4/04	\$415,000	RELOCATION - SALE TO SERVICE
008	398270	0740	3/2/04	\$371,600	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	398270	3015	4/27/05	\$750,000	IMP COUNT
008	398270	3015	9/26/06	\$860,000	IMP COUNT
008	398270	3095	3/8/06	\$525,000	PREVIMP<=25K
008	430820	0180	7/16/04	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	430820	0190	6/14/05	\$620,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	542170	0035	8/8/06	\$285,000	QUIT CLAIM DEED
008	610880	0050	6/28/04	\$428,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	664200	0090	2/2/05	\$326,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	664200	0290	1/26/04	\$115,274	QUIT CLAIM DEED
008	741950	0200	5/12/05	\$542,000	RELOCATION - SALE TO SERVICE
008	809960	0100	6/24/05	\$345,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

**Vacant Sales Used in this Annual Update Analysis**  
**Area 74**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
002	123400	0030	1/16/2004	\$650,000	8778	Y	N
002	123400	0725	8/10/2006	\$825,000	10401	Y	N
002	123400	0726	12/16/2004	\$650,000	7876	Y	N
002	123400	0728	6/6/2005	\$590,000	10769	Y	N
002	123400	0745	4/28/2005	\$482,000	14350	Y	N
002	123400	0750	3/27/2006	\$700,000	17612	Y	N
002	169240	0005	7/18/2005	\$455,000	9000	N	N
002	169240	0010	5/26/2005	\$720,000	8523	N	N
002	169290	0090	2/10/2005	\$507,500	13450	N	N
002	169290	0095	3/1/2005	\$499,900	10046	N	N
002	172505	9162	6/7/2005	\$360,000	8100	N	N
002	172505	9321	3/20/2006	\$2,000,000	47340	Y	N
002	172505	9321	4/20/2005	\$2,900,000	47340	Y	N
002	172505	9334	3/15/2006	\$1,000,000	8636	N	N
002	172505	9335	3/10/2006	\$915,000	8756	Y	N
002	264950	0185	4/11/2005	\$600,000	8925	Y	N
002	264950	0240	12/14/2004	\$770,000	5750	Y	N
002	415180	0145	10/21/2004	\$450,000	6350	Y	N
002	415180	0270	7/19/2005	\$450,000	6245	N	N
002	415180	0290	9/13/2005	\$525,000	6228	Y	N
002	415180	0295	5/9/2005	\$495,000	6337	N	N
002	415180	0305	12/20/2004	\$315,000	7004	N	N
002	415180	0460	8/5/2005	\$540,000	6067	N	N
002	415180	0465	1/25/2005	\$425,000	5982	N	N
002	721590	0020	10/18/2004	\$385,000	9486	N	N
002	788260	0290	5/18/2005	\$875,000	18536	Y	N
002	788260	0304	3/11/2004	\$575,000	14495	Y	N
002	788260	0326	2/1/2005	\$407,500	10838	Y	N
002	788260	0335	12/20/2004	\$305,000	15922	Y	N
002	935390	0525	7/28/2006	\$300,000	8111	N	N
002	936670	0040	5/5/2005	\$430,000	7500	N	N
002	936720	0200	3/3/2006	\$375,000	7484	N	N
002	941390	0072	5/10/2004	\$950,000	24657	Y	N
002	941410	0050	7/1/2004	\$1,300,000	10312	Y	N
002	941410	0050	7/27/2006	\$655,200	10312	Y	N
002	941410	0051	3/29/2006	\$575,000	13968	Y	N
002	941410	0052	8/22/2006	\$550,000	12451	N	N
002	954420	0231	12/14/2004	\$350,000	18750	N	N
002	954420	0260	9/28/2004	\$890,000	12353	Y	N
002	954420	0275	5/3/2005	\$606,000	11189	Y	N
002	954420	0454	5/26/2005	\$390,000	5985	N	N
008	085600	0095	8/11/2004	\$725,000	5036	Y	N
008	085600	0660	9/9/2004	\$575,000	8400	N	N
008	085600	0820	7/7/2004	\$781,000	8400	N	N
008	085600	1280	6/1/2006	\$450,000	7706	N	N
008	085600	1400	6/7/2006	\$599,000	8323	N	N
008	123510	0250	4/14/2005	\$750,000	6300	N	N

**Vacant Sales Used in this Annual Update Analysis**  
**Area 74**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
008	123510	0260	3/7/2005	\$310,000	5208	N	N
008	123510	0361	4/28/2005	\$280,330	8780	N	N
008	123570	0051	3/21/2006	\$335,000	8635	N	N
008	123570	0051	5/23/2005	\$295,000	8635	N	N
008	123570	0052	3/21/2006	\$335,000	8589	N	N
008	123570	0053	6/29/2006	\$335,000	8633	N	N
008	123570	0058	6/28/2006	\$335,000	8633	N	N
008	123570	0059	3/21/2006	\$335,000	8676	N	N
008	123570	0064	3/21/2006	\$335,000	8677	N	N
008	123630	0289	4/9/2004	\$310,000	12031	Y	N
008	123630	0326	4/28/2005	\$565,000	16000	Y	N
008	123850	1094	3/18/2004	\$210,000	9044	N	N
008	124500	0269	6/6/2005	\$440,000	9426	Y	N
008	124500	0495	1/6/2005	\$325,000	10022	N	N
008	124500	1760	3/30/2004	\$1,200,000	7367	N	N
008	124500	1760	4/7/2004	\$1,380,000	7367	N	N
008	124500	1981	11/21/2005	\$393,000	17537	N	N
008	124500	2231	3/22/2006	\$475,000	9003	N	N
008	124500	2232	3/22/2006	\$450,000	7503	N	N
008	124500	2322	4/20/2006	\$500,000	8301	N	N
008	124500	2362	11/4/2004	\$385,000	10200	N	N
008	124500	2390	2/23/2005	\$525,000	8005	N	N
008	124500	2676	3/24/2005	\$620,000	10800	N	N
008	124500	2835	7/24/2006	\$655,000	7200	N	N
008	124500	2970	3/17/2004	\$630,000	10000	N	N
008	124500	3266	6/7/2005	\$425,000	8753	N	N
008	124500	3360	8/27/2004	\$550,000	8465	N	N
008	124550	0020	5/13/2005	\$350,000	9000	N	N
008	124550	0270	5/24/2005	\$535,000	7000	N	N
008	124550	0580	7/19/2005	\$550,000	10270	N	N
008	124550	0588	1/13/2004	\$365,000	11280	N	N
008	124550	0636	5/28/2004	\$620,000	9666	N	N
008	124550	0651	2/15/2005	\$515,000	11200	N	N
008	124550	0665	8/5/2004	\$505,000	6930	N	N
008	124550	0665	8/3/2006	\$510,000	6930	N	N
008	124550	0668	6/23/2006	\$610,000	8052	N	N
008	124550	0815	3/2/2004	\$433,400	10000	N	N
008	124710	0046	2/2/2004	\$287,500	8583	N	N
008	124710	0097	2/4/2004	\$287,500	8328	N	N
008	124710	0099	11/19/2004	\$325,000	8085	N	N
008	148930	0040	10/13/2004	\$395,000	6000	Y	N
008	148930	0110	3/16/2005	\$707,500	9000	N	N
008	148930	0126	3/16/2005	\$300,000	6000	N	N
008	172080	0350	8/23/2004	\$860,000	9000	Y	N
008	250550	0041	1/25/2005	\$360,000	8281	N	N
008	322605	9053	11/19/2004	\$400,000	8647	N	N
008	322605	9077	9/26/2005	\$475,000	8434	N	N

**Vacant Sales Used in this Annual Update Analysis**  
**Area 74**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
008	322605	9090	10/19/2005	\$290,000	7980	N	N
008	322605	9147	3/9/2006	\$600,000	9957	N	N
008	322605	9174	9/14/2005	\$245,000	8446	N	N
008	322605	9175	10/19/2005	\$347,500	8179	N	N
008	369910	0091	7/12/2006	\$125,000	8500	N	N
008	375590	0107	4/22/2004	\$220,000	8526	N	N
008	375890	0070	1/28/2005	\$2,100,000	9461	Y	N
008	375890	0259	6/15/2004	\$630,000	8391	N	N
008	375890	0290	3/2/2005	\$200,000	20971	N	N
008	375890	0290	2/21/2006	\$220,000	20971	N	N
008	386380	0080	3/29/2004	\$430,000	7528	N	N
008	388580	0135	1/20/2006	\$900,000	5500	Y	N
008	388580	0245	4/2/2004	\$725,000	6120	Y	N
008	388580	0275	6/28/2005	\$875,000	5100	Y	N
008	388580	0715	11/22/2005	\$1,000,000	5720	Y	N
008	388580	0825	8/29/2005	\$775,000	5725	Y	N
008	388580	2395	8/10/2005	\$600,000	7200	N	N
008	388580	2600	12/17/2004	\$500,000	10800	N	N
008	388580	3055	6/23/2005	\$1,250,000	7200	N	N
008	388580	3560	10/22/2004	\$500,000	7665	N	N
008	388580	3575	10/22/2004	\$600,000	7645	N	N
008	388580	3615	6/10/2004	\$500,000	8960	N	N
008	388580	4160	6/28/2005	\$650,950	5222	N	N
008	388580	5010	3/1/2004	\$330,000	8400	N	N
008	388580	5045	9/21/2005	\$425,000	7200	N	N
008	388580	5665	8/29/2005	\$425,000	10800	N	N
008	388580	6230	2/17/2004	\$245,000	5400	N	N
008	388580	7995	1/29/2004	\$362,080	4988	N	N
008	388690	2952	7/5/2005	\$395,000	8096	Y	N
008	388690	2952	4/1/2005	\$275,000	8096	Y	N
008	389010	0054	11/3/2004	\$299,000	82764	N	N
008	398270	3035	11/28/2005	\$480,000	9060	N	N
008	741950	0100	9/21/2006	\$410,000	9520	N	N
008	788260	0081	6/11/2004	\$625,000	28361	N	N
008	889100	0107	8/28/2006	\$440,000	9370	N	N
008	935490	0180	4/18/2005	\$726,000	8800	Y	N

**Vacant Sales Removed from this Annual Update Analysis**  
**Area 74**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
002	123400	0725	7/11/2005	\$650,000	TEAR DOWN;
002	172505	9224	5/10/2004	\$320,000	TEAR DOWN;
002	172505	9261	4/26/2006	\$1,665,000	PRELIMINARY SHORTPLAT APPROVAL;
002	243200	0010	12/6/2005	\$543,500	TEAR DOWN;
002	243200	0020	5/27/2005	\$525,000	TEAR DOWN;
002	410050	0005	4/21/2005	\$525,000	TEAR DOWN
002	410050	0025	6/14/2004	\$441,500	TEAR DOWN;
002	410050	0030	10/17/2005	\$600,000	TEAR DOWN;
002	415180	0310	2/23/2005	\$468,850	TEAR DOWN;
002	415180	0410	1/3/2005	\$446,000	TEAR DOWN;
002	941390	0035	7/22/2005	\$550,000	TEAR DOWN;
002	954420	0275	2/9/2005	\$250,000	NO MARKET EXPOSURE;
002	954420	0451	1/24/2005	\$360,000	TEAR DOWN;
002	980859	0170	1/4/2006	\$650,000	NO MARKET EXPOSURE;
008	085600	0595	11/28/2005	\$850,000	TEAR DOWN;
008	085600	0760	1/21/2005	\$690,000	TEAR DOWN;
008	085600	1095	3/23/2005	\$510,000	TEAR DOWN;
008	123570	0045	3/4/2004	\$313,500	TEAR DOWN;
008	123570	0052	9/27/2004	\$570,000	TEAR DOWN;
008	124500	0587	4/12/2005	\$430,000	TEAR DOWN;
008	124500	1545	7/12/2004	\$360,000	TEAR DOWN;
008	124500	2230	1/30/2004	\$630,000	TEAR DOWN;
008	124500	2322	3/22/2006	\$125,000	NON-REPRESENTATIVE SALE;
008	124550	0651	1/13/2004	\$445,000	TEAR DOWN;
008	124710	0010	11/12/2004	\$250,000	EXEMPT FOR EXISE TAXES
008	124710	0099	1/27/2004	\$300,000	TEAR DOWN;
008	250550	0011	7/16/2004	\$370,000	TEAR DOWN;
008	322605	9050	10/19/2004	\$240,000	TEAR DOWN;
008	322605	9072	4/27/2004	\$320,000	TEAR DOWN;
008	322605	9084	5/3/2005	\$355,000	TEAR DOWN;
008	322605	9106	4/27/2004	\$250,000	TEAR DOWN;
008	332605	9128	4/26/2005	\$346,000	TEAR DOWN;
008	358480	0050	6/26/2005	\$415,000	TEAR DOWN;
008	375550	0090	2/6/2004	\$350,000	TEAR DOWN
008	375610	0115	5/10/2005	\$375,000	TEAR DOWN;
008	375890	0070	8/22/2006	\$1,500,000	TEAR DOWN;
008	375890	0310	8/22/2005	\$322,000	TEAR DOWN;
008	375950	0046	7/1/2004	\$190,000	QUESTIONAL PER APPRAISAL
008	388580	0280	10/27/2004	\$810,000	TEAR DOWN;
008	388580	0525	11/24/2004	\$625,000	TEAR DOWN;
008	388580	1610	7/19/2004	\$750,000	TEAR DOWN;
008	388580	2350	4/6/2004	\$450,000	TEAR DOWN;
008	388580	3965	7/2/2004	\$644,000	TEAR DOWN;
008	388580	4390	2/10/2005	\$555,000	TEAR DOWN;
008	388580	4810	11/29/2004	\$635,000	TEAR DOWN;
008	388580	5140	5/18/2005	\$395,000	TEAR DOWN;
008	388580	5160	6/8/2005	\$495,000	TEAR DOWN;

**Vacant Sales Removed from this Annual Update Analysis**

**Area 74**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
008	388580	5175	5/3/2005	\$450,000	TEAR DOWN;
008	388580	5185	7/11/2005	\$370,000	TEAR DOWN;
008	388580	5350	4/11/2005	\$365,000	TEAR DOWN;
008	388580	6360	3/13/2006	\$228,707	RELATED PARTY, FRIEND, OR NEIGHBOR
008	664200	0280	6/7/2005	\$400,000	TEAR DOWN;
008	741950	0200	5/24/2005	\$542,000	TEAR DOWN
008	741950	0210	4/19/2004	\$340,000	TEAR DOWN;
008	935490	0180	4/11/2006	\$848,000	TEAR DOWN;



**King County  
Department of Assessments**

King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195      FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble  
Assessor**

**MEMORANDUM**

DATE: January 4, 2007

TO: Residential Appraisers  
FROM: Scott Noble, Assessor

A handwritten signature of "Scott Noble" in black ink.

SUBJECT: 2007 Revaluation for 2008 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr